

Parks and Recreation Comprehensive Plan

A Component of the City's Comprehensive Plan

**Lewiston, Maine
1993**

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CHAPTER I: INTRODUCTION

A Parks and Recreation Comprehensive Plan for the City of Lewiston provides an overview of existing recreational facilities and opportunities for residents. In addition it establishes a set of goals and objectives with appropriate recommendations for action which will guide recreation providers and City planners in the foreseeable future. As such, it is an extension of the existing Comprehensive Plan developed in 1987, which stated as a goal that "recreation facilities and open space shall be provided to complement development areas."

The importance of recreational opportunities should not be underestimated; they are a public service available to all residents, and have the potential to deeply affect the quality of life in a community. Recreation encompasses both energetic endeavors and the more passive, quiet pastimes in which people spend some of their leisure time. There are the obvious components of organized team and individual sports which require specific facilities, either indoors or outdoors, and other activities such as swimming, bicycling, walking, and running which may take place in a less formal setting.

Recreation also includes the opportunities to be part of and enjoy the natural environment. Because of this, scenic resources and open spaces are included as components of a recreation overview. Open space contributes to the public's enjoyment of its community both for simple visual quality, and for its potential to serve as a foundation for a linear greenbelt system.

PURPOSE OF STUDY

The Maine Legislature adopted the Comprehensive Planning and Land Use Regulation Act in 1988. This growth management law requires that each municipality in the State, except those under the jurisdiction of the Land Use Regulation Commission (LURC), develop a local growth management program that guides the future growth of the community. The State set certain requirements for Comprehensive Plans, and one of ten required components is planning for the community's recreation and open space needs. Lewiston's Comprehensive Plan was adopted in 1987, prior to the current guidelines, and

did not contain a detailed inventory and analysis of parks and recreation facilities and needs. One of the primary goals of this plan was to prepare a plan which would meet the guidelines of the Maine Office of Comprehensive Planning and become an integral part of Lewiston's Comprehensive Plan.

Project Outline

The development of a Parks and Recreation Comprehensive Plan included the following steps:

- Preparation of a description of Lewiston, including an overview of its physical and environmental setting
- Update of population information based on the 1990 US Census
- Mapping and analysis of the City by Recreation Planning Districts
- Inventory of existing parks and recreation areas, scenic resources, and recreation programs
- Evaluation of citizens' needs through public meetings
- Examination and endorsement of appropriate parks and recreation standards and guidelines
- Identification of deficiencies in parks and recreation physical facilities and services
- Endorsement of a set of goals and objectives for parks, open space and recreation areas, programming, and management
- Development of an action plan for implementation of recommendations based on assessment of needs and goals.

COMMUNITY SETTING

Lewiston's recreational needs and opportunities are derived from its setting and circumstances. First, and perhaps most importantly, it is an urban community that faces issues common to many cities, including a relatively large population, but one that is not growing, a disproportionately high number of low income households, a commercial tax base that is constantly challenged by expanding suburban shopping centers, and an old infrastructure in need of reinvestment. This combination of circumstances creates substantial need for public recreation but a tax base that is not growing in proportion to the need.

Associated with its urban role is its position as the central city of a large, mostly rural county. Even as suburbia expands, the rural areas that surround Lewiston look to the City as a central place for health,

financial, social, cultural, and recreational services. The population of the Lewiston-Auburn metropolitan area is about 88,000; the rural communities beyond the metropolitan area, including towns elsewhere in Androscoggin County and in Franklin and Oxford counties add to this population.

Lewiston was shaped by - and gained its urban status from - its natural resources, especially the Androscoggin River. The river was the City's economic lifeline for nearly two centuries, and its urban fabric was built around it. The first important use of the river occurred in the latter part of the 18th century with the construction of a sawmill near the present Libby mill. A concerted effort to use the river evolved a hundred years later in the 1890's with the construction of a canal system and the development of large textile mills and shoe factories. The mills drove Lewiston's economy late into this century. In turn, the mills were worked by a flow of immigrants who became a backbone of the community. They lived in the wood-frame three- and four-story structures that are still a highly visible part of Lewiston's inner city. They brought with them a Franco-American culture that is integral to the City today.

The City's economy no longer is centered on the river and its associated canal system. Today's economy has shifted toward the highways and modern industrial parks. In addition, Lewiston's population is increasingly spreading out toward the edges of the City. These two shifts - of economy and population - help to determine today's recreation needs. These are characterized by:

- the demands of an inner city that is largely populated by households of low income and headed by single parents;
- the demands of a new and growing 'suburban' population in the outer reaches of the City; and
- the potential regional demand and opportunity to use the river recreationally as its economic use in Lewiston wanes (but continues in upriver towns that host large and active paper mills).

The contrasts of a low-income population and a middle-income population, of an inner city and growing single-family neighborhoods, of a river with an

economic history and a river with recreational potential, all reflect the challenge of preparing a recreation plan that is comprehensive and meets a very wide variety of needs.

RECREATION DISTRICT J

Physical Description

District J is an inner city district that lies between the Main Street and Veterans Memorial bridges along the Androscoggin River. Most of it is urbanized, except for a cemetery and parkland along the river near Veterans Memorial Bridge and the immediate shores of the river.

The district borders but does not include downtown. The mix of land uses includes the community businesses and transitional office area along Main Street just north of downtown, a tight-knit neighborhood between Main Street and the river, the grounds of Central Maine Medical Center, and an urban redevelopment area.

The district measures about 2/3 mile N-S, and less than 1/2 mile E-W. The greatest residential population is centered in a 1/4 mile radius from the center of the district. There are no major physical barriers, though railroad tracks run through center of Riverside, Whipple, Holland, Bridge and Middle Streets. A small part of the district is on the east side of Main Street, a major arterial. The significant barriers, Veterans Bridge, Main Street, and the river form the boundaries of this recreation planning district.

Population

The district has 1,537 people and 706 households. The population is made up predominantly of young-to-family aged adults; 50% are between 18 and 44 years old, the highest percentage in this cohort in the city. Only about 33% of the households are headed by married couples, and half of all households are "non-families" - people living alone. Nevertheless, there are 1.8 youths for every senior citizen. About 7 of every 10 households rent their dwellings, and about 80% of the dwelling units are in multifamily structures.

Major Institutional Features

- Wallace School
- St. Joseph's School, a parochial school for grades K-8, located at 393 Main, across Main Street from Wallace School. There are no playground facilities at this school.
- Central Maine Medical Center is located at 300 Main Street, towards the downtown edge of the district.

Open Space Features

- Significant open space features of the district include:
- a large tract of mostly undeveloped land in private ownership adjacent to the south side of Sunnyside Park with frontage on the Androscoggin River.
 - two large cemeteries are located to the north of Sunnyside: Riverside, a private cemetery, and the City-owned Grand Army of the Republic (GAR) and Potters' Field Cemeteries.
 - the Androscoggin River - shoreland zoning protects the river edge.
 - Fox Island in the Androscoggin River
 - informal trails evident along the river between the cemeteries and the area south of Sunnyside.

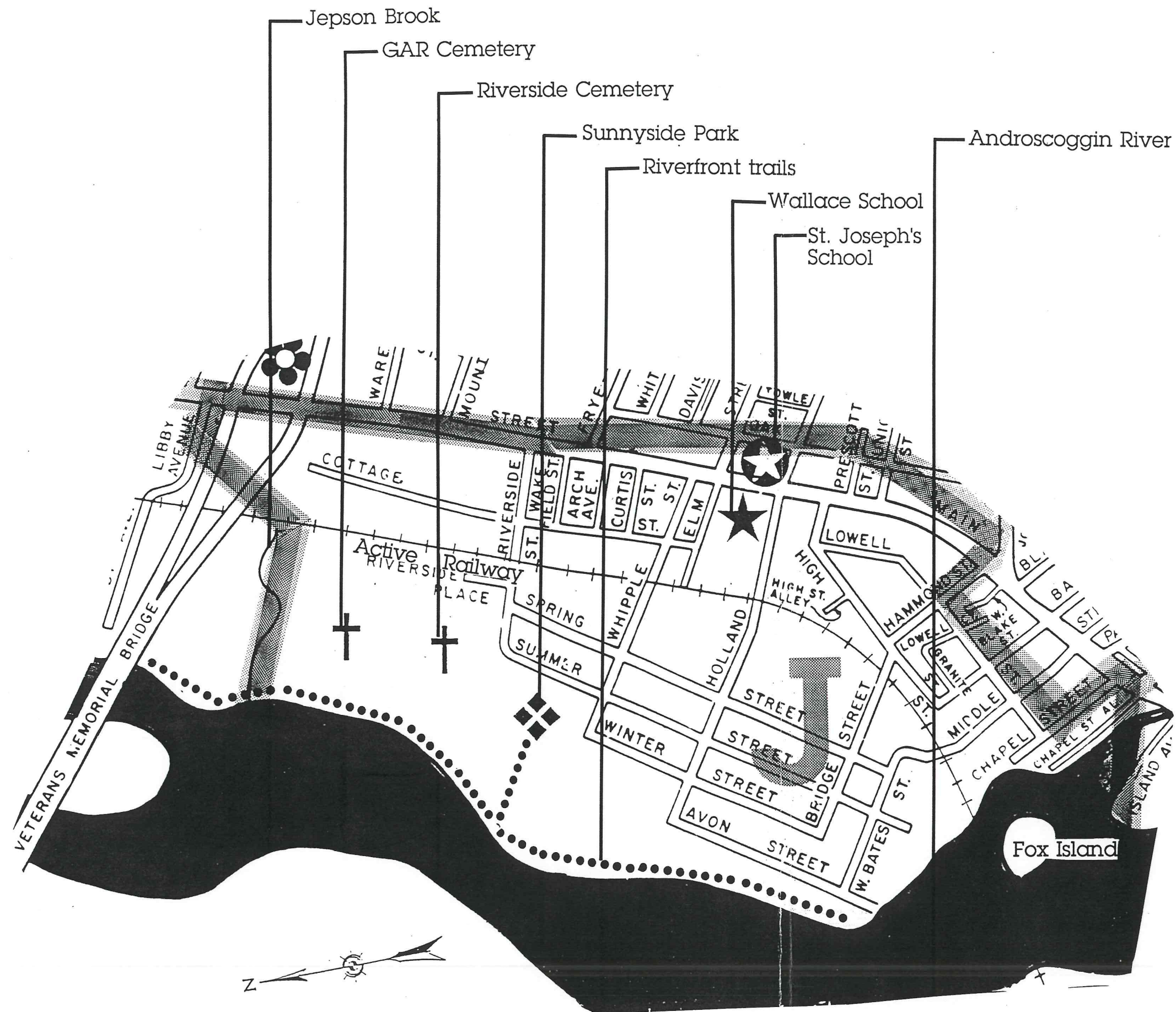
Recreational Facilities

- Sunnyside Park
- Wallace School.

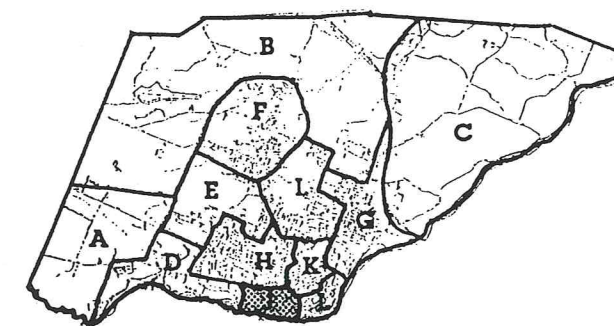
Analysis

Most residents of this area are within a 1/4 -1/3 mile radius of either Sunnyside or Wallace School. However, Wallace provides only the most simple of playground facilities for young children, and Sunnyside has almost no functioning equipment. Basketball courts and the playfield at Sunnyside provide activities for older youth, but both facilities are in need of improvements. The high percentage of young-family aged adults would seem to support the need for facilities such as basketball and tennis, and perhaps development of trails for walking along the river frontage. Even though this district has a fairly low population, and an elderly estimate of 190 persons, some consideration should be given to activities for senior citizens. Currently nothing exists here except for casual use of Sunnyside. (More benches might be installed, designated picnic area, shuffleboard etc.)

The riverfront presents an opportunity for linear connections to other residential areas such as Tall Pines to the north, and for use of open space. The cemeteries are an open space resource for passive and visual enjoyment, as well as potential connectors in a pathway system. Well designated connectors to riverfront trails are essential for the success of any trail system. The trails require upgrading for a variety of uses, ongoing maintenance, signage, and awareness of and a commitment to improving public safety issues.



CONTEXT MAP



RECREATION PLANNING DISTRICT J
**Parks and Recreation
 Comprehensive Plan**
 CITY OF LEWISTON • MAINE

Terrence J. DeWan & Associates, Landscape Architects
 Market Decisions, Inc.
 1993

SUNNYSIDE PARK

132 Winter Street - Recreation District J

PARK / PLAYGROUND

SUNNYSIDE PARK (also known as Summer Street Field) is an 8.6 acre parcel off Summer Street and Winter Street that provides active recreational opportunities as well as open space leading to the Androscoggin River. The park is surrounded by commercial properties, single family homes, and Riverside Cemetery.

Access

Automobile access to the park is from Winter and Whipple Streets. There is on-street parking on both sides of the street, and if needed, a commercial parking lot adjacent to the park could be used to provide additional spaces for special events. There is no designated parking inside the park itself.

Paved pathways lead from the streets to the playground area. Gravel paths wind through the woods and along the river's edge. No major barriers exist for people with disabilities, although the path to the river is too steep in places to be negotiated by a wheelchair without assistance.

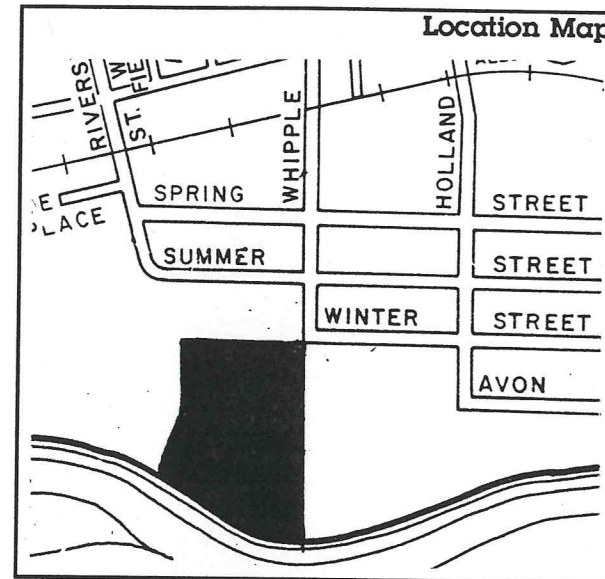
Recreation Facilities

Sunnyside Park offers the following recreation facilities:

- 2 basketball courts
- an all-purpose playing field
- a playground
- an open space / picnic area.

Equipment / Condition

In 1988 the City removed a number of pieces of obsolete equipment that were deemed to be unsafe. The following equipment is in place at Sunnyside Park:



- a wooden sandbox
- a two-space swing set (missing both swings)
- 2 double dome lights at the basketball court (rusted poles)
- a decorative fountain
- a light pole at entrance (no light)
- 3 benches in good condition.

The asphalt playing surface of the basketball courts is cracked and the 4 basketball standards have heaved out of the pavement. Court lines have faded badly, and there are no basketball nets. The court area had been flooded in the winter for a skating rink, but this no longer occurs. The 37,500 SF playing field is in mostly good condition, but one side suffers from very poor drainage.

Landscape

The topography of the developed portions of the park is mostly flat, with pronounced manmade earthforms between the basketball court and play field and the woods. The park has been attractively landscaped with red pine,

SUNNYSIDE PARK
132 Winter Street - Recreation District J
PARK / PLAYGROUND

spruce, and maple, all of which seem to be in good condition. A 4-foot high chain link fence, rusting and bent in places, surrounds the basketball court. Erosion is occurring on the slopes by the court area and the play field.

The wilder open space near the river contains dramatic changes in topography, ledge outcrops, and deep ravines. The woods have been selectively thinned to facilitate surveillance throughout much of the park. All utilities are available to the park. There is no signage evident. The park provides a potential connection to a riverfront trail system. Views across the Androscoggin River are of a mixed residential/commercial area on the Auburn side. The Veterans' Memorial Bridge can be seen to the north.

Ownership / Maintenance

The City of Lewiston owns Sunnyside Park, with maintenance provided by the Parks and Recreation Department.

Users / Programs

The facilities at the Sunnyside Park are used on an informal basis, primarily by residents of the local community. The multi-purpose field is used for baseball, softball, pick-up football, and soccer. The only program scheduled at the park is Youth Soccer Program practice sessions in the fall.

Analysis

In the fall of 1988, much of the broken and unsafe playground equipment was removed from Sunnyside.

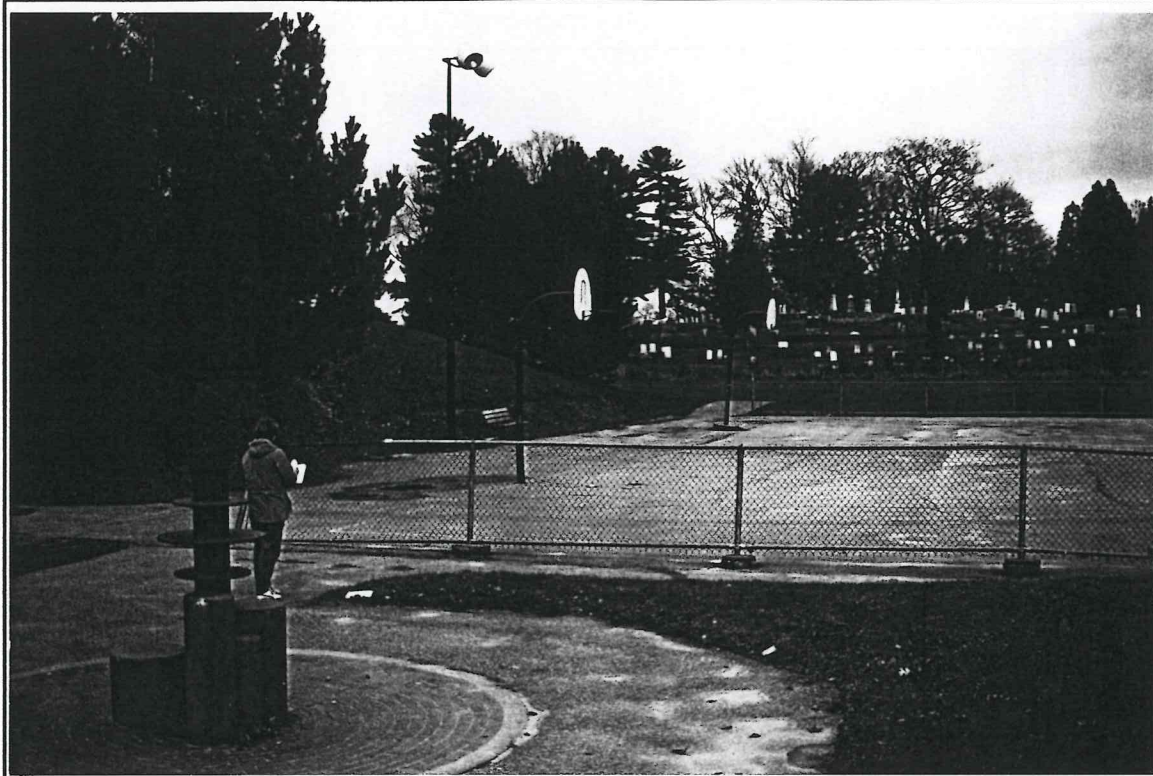
Recommendations

- Develop a long-range plan for the use of the woods adjacent to the river. Plans should show areas for passive enjoyment of the river, picnic facilities, trails, and a boat ramp.
- Encourage evening use of the facilities by programming, lighting, and supervision.
- Work with abutting property owners to install evergreen plantings to screen service areas from view within the park.
- Provide signage consistent with the City's standards for parks and recreation areas.
- Investigate the potential for expansion of the riverfront trail system off the City's property.
- Monitor riverfront land use within the viewshed of the park to preserve and upgrade the aesthetics of Sunnyside Park.
- Extend foundations for future improvements (e.g., backstops or fences) well below frost level to avoid the heaving that has occurred in the past.
- Install new playground equipment which is attractive and durable.
- The fencing installed at the basketball court may no longer serve a useful purpose and might be removed.
- Install additional landscaping to stabilize the slope at the rear of the basketball court.
- If lighting is not necessary for the basketball court it should be removed; however, if there is public support for nighttime activities, new standards should be installed with vandal-resistant lenses.

SUNNYSIDE PARK

132 Winter Street - Recreation District J

PARK / PLAYGROUND



Basketball court and decorative fountain at Sunnyside. Riverside Cemetery is in the background.



Pathway through the woods in the undeveloped portion of the park, leading down to the edge of the Androscoggin River.

WALLACE SCHOOL

396 Main Street - Recreation District J

PLAYGROUND / ELEMENTARY SCHOOL

WALLACE SCHOOL, a K-5 elementary school, occupies a 1.32 acre site at 396 Main Street. Most of the land area not occupied by the older brick building has been paved for parking and play areas. Surrounding land use includes St. Joseph's School across the street, single family homes, and larger older homes that have been converted to apartments.

Access

Access into the school property is from two openings in the fence along Main Street. Parking for 20-25 cars is provided on the school grounds on the side of and behind the school building. The surface of the playground is accessible to people with disabilities, but the front entrance to the school is not, due to a flight of ornate, carved granite stairs.

Recreation Facilities

Recreation facilities at the Wallace School consist of:

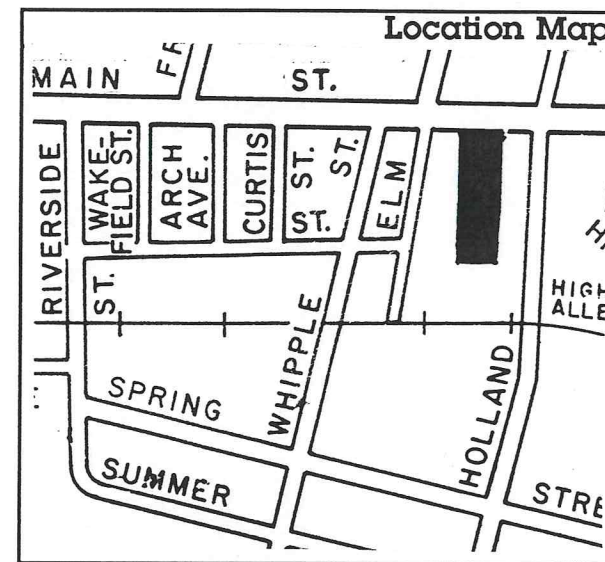
- a basketball court
- a playground
- a paved play area.

Equipment / Condition

The playground has the following equipment:

- a geodesic dome climber
- a play structure with climbing ladders.

A four-square game is painted on the pavement. The play equipment is generally in good condition, but the basketball standard is inoperable, missing both backboard and net. Much of the playground apparatus that was



scheduled for installation in the 1973 Recreation Plan are missing. Other site equipment include:

- a small trash receptacle at school steps
- a flagpole
- 2 lights behind school for parking spaces and a loop road.

Landscape

The school grounds are all paved, with the exception of the areas under the play equipment which are surfaced with sand. The base of the climbing structure is enclosed by raised wooden timbers. There are a few mature evergreen and deciduous trees along the edge of the school yard. The grounds slope slightly up to the front of the building from Main Street and drop off sharply behind the school into a scrubby area. There is a large sign on the front of the building identifying the Wallace School and a 'no trespassing' sign on the chain link fence along Main Street. The fencing around the perimeter of the school property is in fair condition.

WALLACE SCHOOL
396 Main Street - Recreation District J
PLAYGROUND / ELEMENTARY SCHOOL

Ownership / Maintenance

The City of Lewiston owns the Wallace School property, with maintenance is provided by the School's Maintenance Department.

Users / Programs

The playground is used primarily by children attending the Wallace School and those who reside in neighborhood. The facility is not used for any scheduled outdoor recreation activities.

Analysis

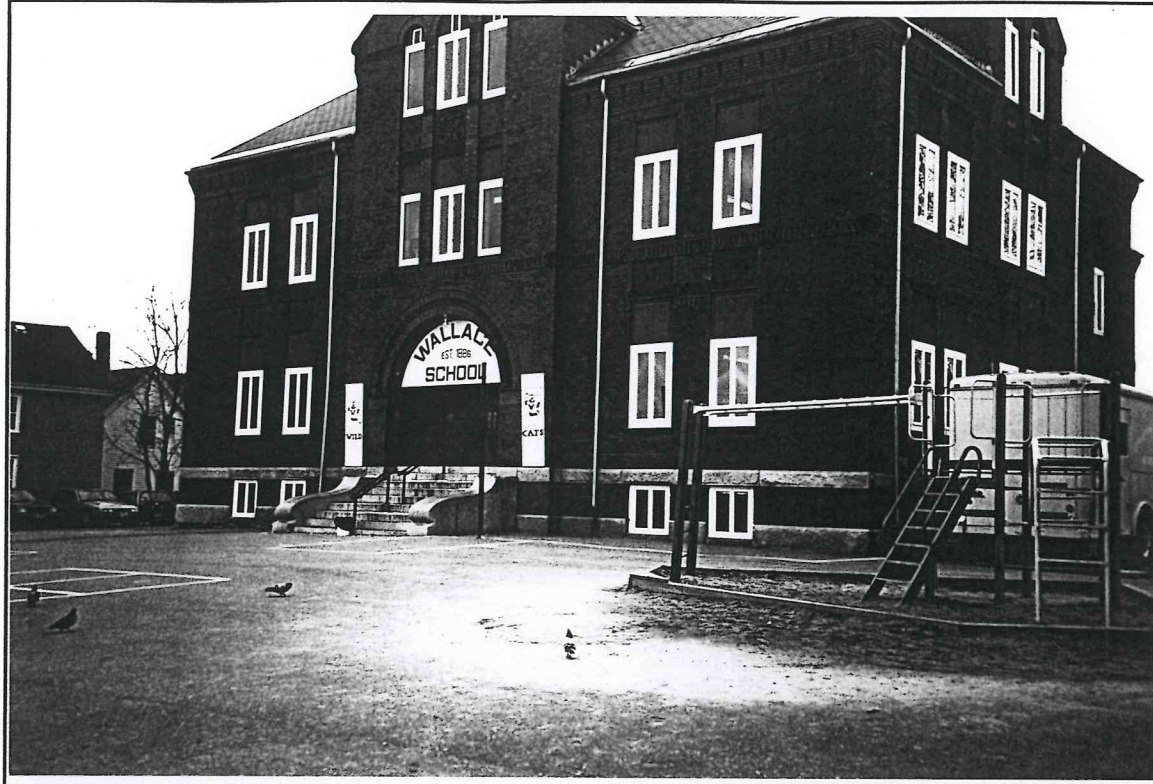
The school yard has the classic look of a 1950's era playground: mostly pavement with a few scattered pieces of play equipment. Cars are permitted to drive anywhere, creating a potential safety hazard for playground users.

Recommendations

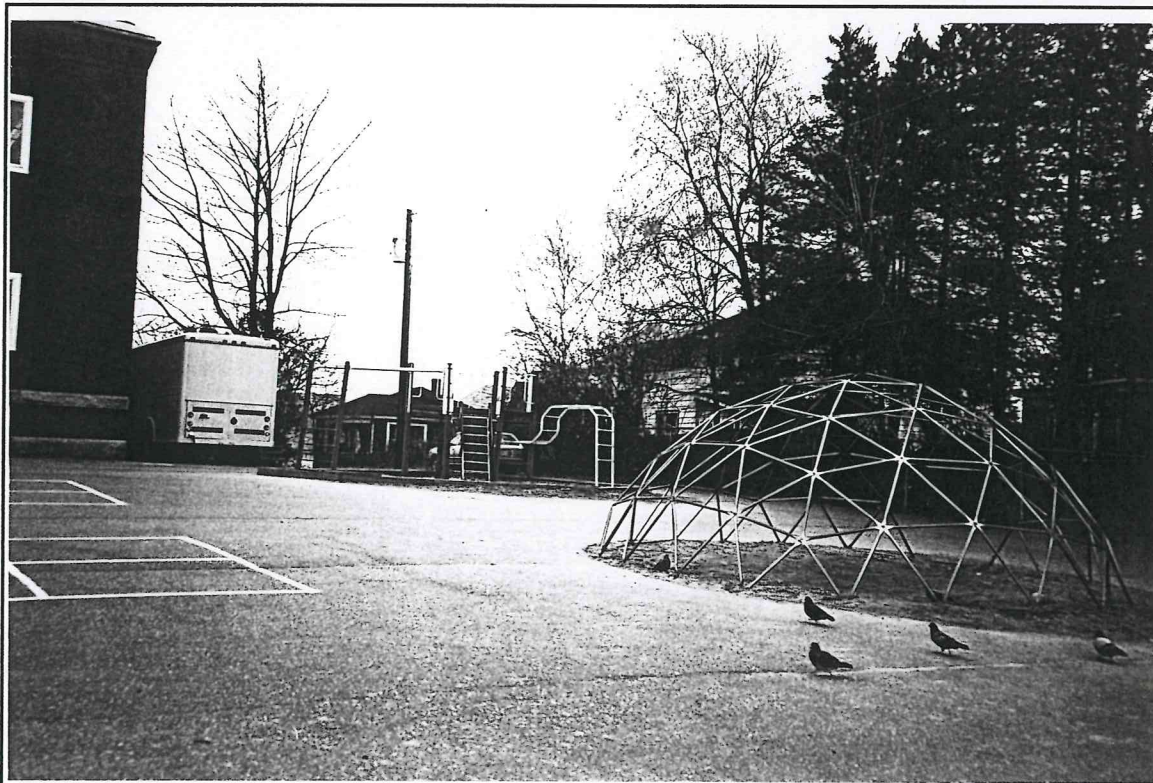
- A master plan of the property should be developed to assess current use patterns, play area needs, compliance with the Americans with Disabilities Act (ADA), safety issues, and parking needs. At the very least the plan should develop a way to provide immediate and adequate separation between vehicles and children. The long term goals should develop a much more positive and friendly image for the playground with colorful equipment, green areas, trees, benches, banners and artwork.
- Perform an accessibility analysis on the stairway leading to the building for compliance with ADA.
- Edges surrounding the play equipment should be flush with grade to prevent tripping.

- Sand or other surfacing material should extend at least 5-10 feet from the play apparatus.
- Install play equipment and surfacing that is accessible to children in wheelchairs or have other physical impairments.
- Install seating for both supervisors and children. Scale some of the seating for younger ages.
- Provide shade trees to shelter the seating areas and break down the expanse of the open paved area.
- Work with local artists and children to create large scale, colorful, graphic objects in the play yard or attached to the building to make a memorable presence on the street.

WALLACE SCHOOL
396 Main Street - Recreation District J
PLAYGROUND / ELEMENTARY SCHOOL



Wallace School
and playground
as viewed from
Main Street.



Paved play area
with 4-square,
and playground
equipment at
Wallace School.

RECREATION DISTRICT K

Physical Description

This compact, inner city district lies between Lisbon Street and East Avenue, measuring about 1 mile E-W from the High School to Main Street, by about 1/2 mile. It is highly urbanized, except for the grounds of Lewiston High School and the undeveloped woods of Franklin Pasture, which dominate the eastern half of the district. Its western-most portion includes much of downtown, and between downtown and the high school are older multifamily neighborhoods.

Population

The district is the second largest in the city in terms of population, with an estimated 6,520 people and 3,024 households. This is a "bi-polar" district demographically: high percentages of youth and elderly. Nearly 27% of the population are under 18 (including 11% under 5 - the highest such proportion in the city), while 19% are 65 or older. Meanwhile, only about 15% are in the 45-to-64 year old range, the lowest such proportion in the city. This is the older family-to-early retiree range that often is an indicator of the stability and well-being of a neighborhood.

Only 27% of the households are headed by married couples. Nearly a quarter (23%) are single-parent families, and about half are persons living alone. Only 11% of the households own their dwellings, and 95% of the units are in multifamily structures.

Major Institutional Features

The district has many significant public and private institutional features:

- St. Dominic's Regional High School (grades 9-12), a Catholic school on Bates Street
- St. Peter's Catholic School (preschool - grade 8), also on Bates Street. There are no recreational facilities at either of these schools.
- Lewiston High School
- Governor James B. Longley School
- Coburn School (used by the Androscoggin Head Start & Child Care)
- the abandoned Frye School (sold for private development)
- the old Dingley School building on Oak Street which now houses the administrative offices of the School Department.

- several private day care centers
- a major senior housing residence, Blake Street Towers (107 units), found at Blake and College Streets.
- the municipal offices at City Hall and the Public Library on Park Street
- the City of Lewiston Public Works Department on Willow Street.
- Saints Peter and Paul Roman Catholic Church at Ash and Bartlett Street, - a major architectural and cultural feature of downtown Lewiston
- Trinity Episcopal Church on Bates Street, just south of Kennedy Park.

Open Space Features

- Major open spaces in this downtown area include:
- Franklin Pasture, the most significant parcel of undeveloped open space in the central city
 - Kennedy Park, the most important focal developed green space of downtown
 - the end spur of the abandoned railway line near Willow Street
 - Tax-acquired parcels: 36 Blake Street 2613.6 square feet (.06 acre) ; 62 Maple Street 3200 square feet (+.07 acre); 60 Maple Street 2375 square feet (.05 acre); 238 Blake St. (.16 acre) - the latter incorporated into access for Pierce St. Park.

Recreational Facilities

- Privately owned:
- Central Maine Civic Center
 - YWCA
 - Drouin Field
- City owned:
- Coburn School (Headstart playground)
 - Franklin Pasture athletic facilities
 - Longley School
 - Kennedy Park
 - Lewiston High School
 - Marcotte Park
 - Multi-Purpose Center
 - Pierce Street Playground.

Analysis

With its size and demographic/neighborhood profile, District K can be seen as two sub-districts in terms of planning for pedestrian oriented recreation needs. Residents of the densely developed western section can access Kennedy Park, Pierce Street, and even Maple Street Park in District L fairly easily. However,

with the condition of Pierce Street Park (and Maple Street Park) being so poor, this leaves Kennedy Park as the only practical neighborhood recreation area. The very high percentage of renters in this district would support development of more public green space/recreation areas.

The facilities at Marcotte Park, the Multi-Purpose Center and Franklin Pasture provide adequate opportunity for different types of recreation for all ages in the eastern half of the district. However, access to these areas may be limited for many residents. (For example, how do senior citizens get to the horseshoe courts in Marcotte Park? Relocation of some facilities as suggested in the Franklin Pasture Master Plan may improve use and availability.) Considering District K as part of the downtown section of the city, it might be assumed that many residents do not have access to automobiles and therefore depend on walking, bicycling, or public transportation. Consideration should be given to encouraging the Hudson Bus Lines to provide public transportation to some of these major recreation sites, and to the Civic Center and the YWCA, as well as consideration of adding bicycle racks on public buses. Bus lines currently run along Sabattus, down Ash and Pine, and out Lisbon Street. In addition, every effort should be made to achieve improvements to ensure safe connections (sidewalks, extended street shoulders or bikepaths) between the dense residential downtown areas and these major recreational centers. The provision of bike racks at recreation facilities and at other public buildings such as City Hall and the Public Library will help to connect bicycle travelers to the public facilities and to other transportation modes.

The disposition of tax-acquired parcels should be carefully considered. Any additional green spaces such as the Maple Street properties might be welcome in the dense multi-family neighborhoods. The parcel at 36 Blake Street might be an attractive and useful green space which would be sited close to the Blake St. Towers at 60 Blake Street, and therefore immediately accessible to senior residents there.

COBURN SCHOOL
255 Bates Street - Recreation District K
HEAD START PROGRAM

COBURN SCHOOL was formerly a public elementary school on Bates Street between Birch and Spruce Streets. The neighborhood consists of large older multi-family apartment buildings and several churches. The school building is now used by the Androscoggin Head Start and Child Care, a private non-profit organization. The recreational space on this .45 acre lot totals .32 acres, and is divided between a tot lot for the programs and a paved play yard. The ground floor of the adjacent building has been boarded.

Access

Since this site is leased to Head Start, there is no general public access to the facilities. Parking is available both on Bates Street and in an off-street lot adjacent to the school. The school is accessible to the handicapped, but the play area is surrounded by a timber wall which limits wheelchair access.

Recreation Facilities

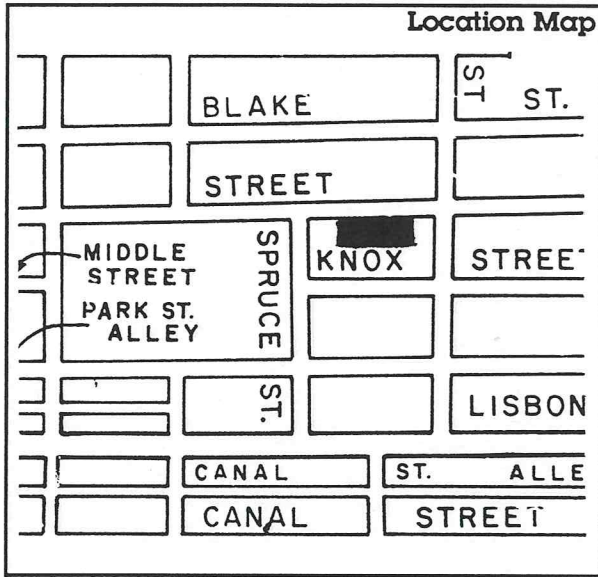
Coburn School is primarily an indoor facility, housing the Head Start preschool program and day care center. Outdoor recreation facilities are limited to

- a playground, assembled largely from catalogue pieces of play equipment
- a paved area adjacent to the school building

Equipment / Condition

The playground features the following:

- dome climber
- wooden climber with single width slide
- 2 sets of swings



- 2 seesaws
- wide metal slide
- tires for climbing
- timber 'truck'
- monkey bars & metal climber.

The playground appears to have been built up above the existing asphalt surface and held in place by a low pressure treated wall. Most of the individual pieces of equipment appears to be in fair-good condition.

There is one picnic table next to the school outside of the playground and one single width wooden bench in good condition.

Landscape

The surface of the playground area is sand of an unknown depth, enclosed by a timber retaining wall. Two linden trees and one maple tree on the lot are in good condition. A chain link fence surrounds the property and is in excellent repair. A sign on the building identifies the Head Start program.

Ownership / Maintenance

Coburn School is owned by the City of Lewiston. Some maintenance of outdoor areas and the parking lot is provided by the Public Works Department. The Androscoggin Head Start organization maintains the building and the playground.

Users / Programs

The Androscoggin Head Start and Child Care program offers preschool and day care services in the building. Children in these programs are the only authorized users of the playground.

Analysis

Individual pieces of play equipment have not been arranged/selected with consideration to interactive play value; i.e., each piece is an isolated experience. Some of the equipment, e.g., the timber 'fort' with slide near Bates Street, is actually designed to be used as one element in a modular system of play equipment to extend its play value and encourage creative interaction.

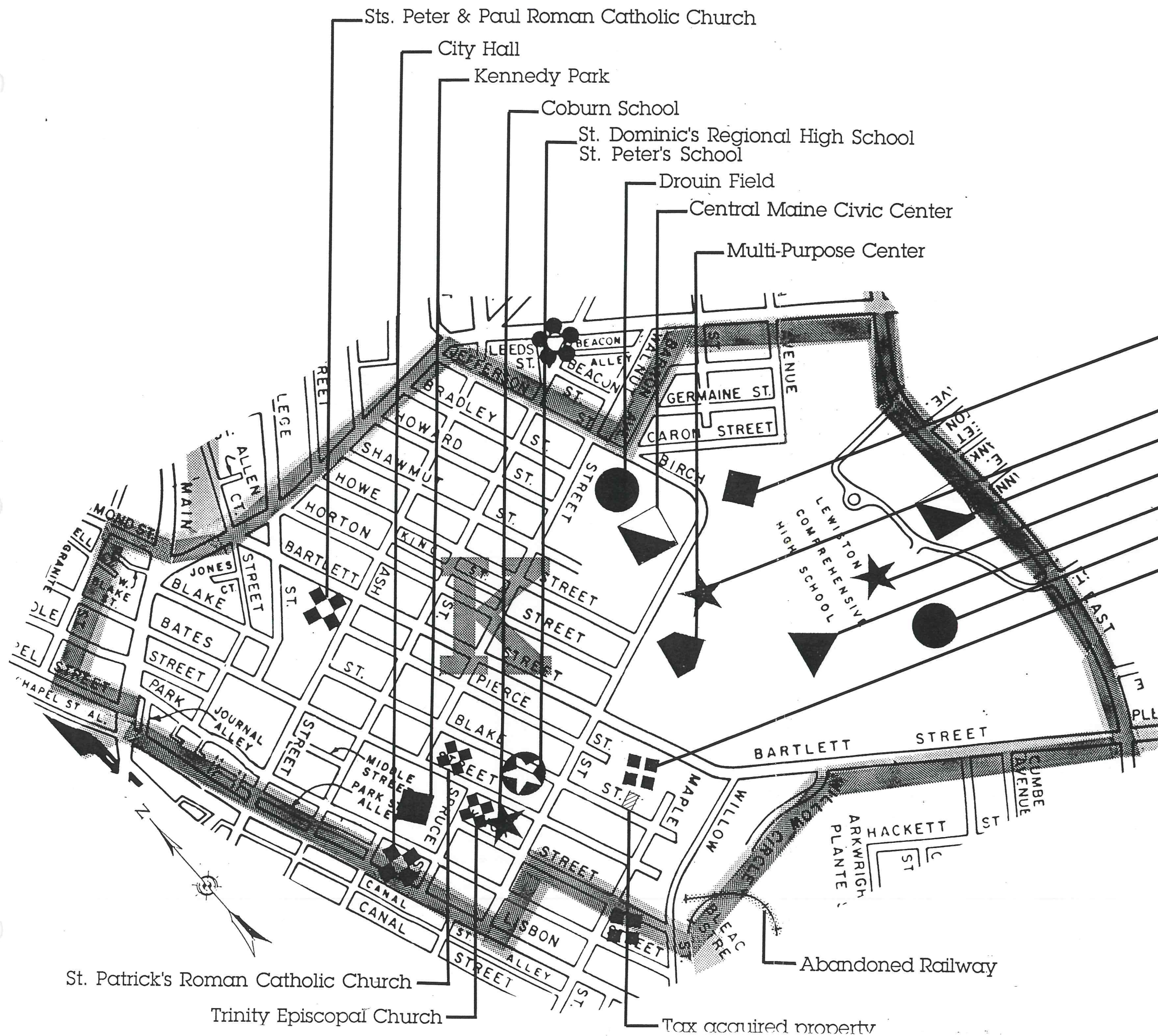
Handicapped access has not been considered in the design of the playground or arrangement of the play equipment. While the building appears to be accessible, the playground is clearly off limits to the mobility impaired.

Further Information Needed

- Patterns of use for both sand and hard surface area

Recommendations

- Study the relationship of individual pieces of play equipment to each other and to their surrounding space
- Perform an accessibility analysis on the handrail and ramp leading to the building for compliance with ADA.
- Install play equipment that is accessible to children in wheelchairs or have other physical impairments.
- Install additional seating for both supervisors and children. Scale some of the seating for younger ages.
- Work with local artists and children to create large scale, colorful, graphic objects in the play yard or attached to the building to make a memorable presence on the street.

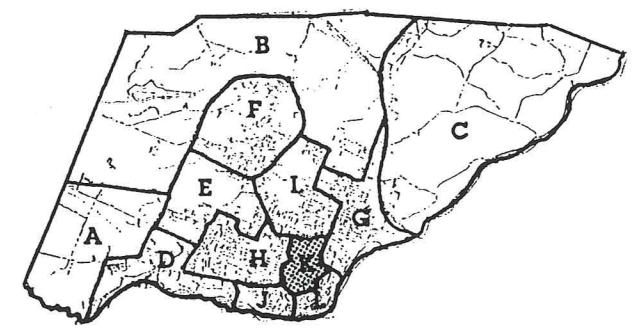


St. Patrick's Roman Catholic Church
 Trinity Episcopal Church

Sts. Peter & Paul Roman Catholic Church
 City Hall
 Kennedy Park
 Coburn School
 St. Dominic's Regional High School
 St. Peter's School
 Drouin Field
 Central Maine Civic Center
 Multi-Purpose Center

Marcotte Park
 Gov. James B. Longley School
 YWCA
 Lewiston High School
 Franklin Pasture open space
 Franklin Pasture fields
 Pierce Street Playground

CONTEXT MAP



RECREATION PLANNING DISTRICT K
**Parks and Recreation
 Comprehensive Plan**

CITY OF LEWISTON • MAINE

Terrence J. DeWan & Associates, Landscape Architects
 Market Decisions, Inc.
 1993

Abandoned Railway
 Tax acquired property

COBURN SCHOOL
255 Bates Street - Recreation District K
HEAD START PROGRAM



Playground equipment at Coburn School Head Start Center.



Playground, paved entrance area and play yard, and corner of Coburn School building as viewed from Bates Street.

DROUIN FIELD
Jefferson St. - Recreation District K
PLAYING FIELD

DROUIN FIELD is a 3.44 acre site on the corner of Jefferson and Walnut Streets, near the Central Maine Civic Center in the heart of Lewiston. Neighboring land use is mixture of open space (Franklin Pasture and Marcotte Park), single family homes and multi-family apartments, and a number of churches.

Access

Drouin Field is easily accessed via Jefferson Street or Walnut Street. The field is eight blocks east of St. Dominic's High School, who owns the facility. There is parking for cars on both streets, and no barriers to access from the sidewalk.

Recreation Facilities

At the present time the field is not being used since it was recently reseeded and rehabilitated. It will probably be used partially in the spring of 1992, then more extensively in the fall. There are no amenities currently at the site.

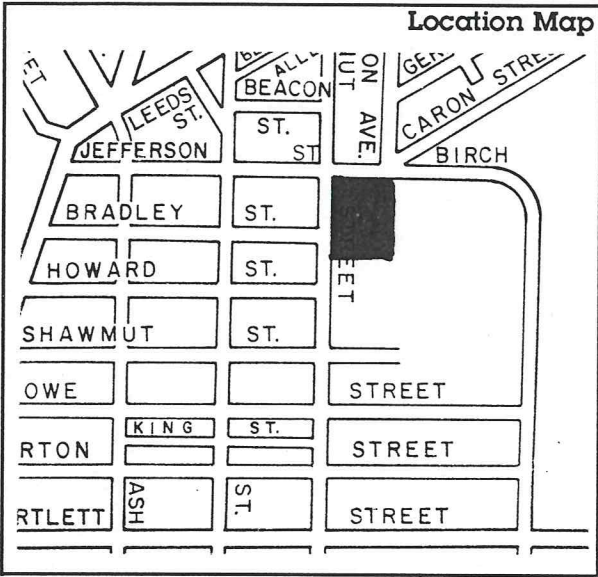
Equipment / Condition

When Drouin Field is available for use, teams will be able to use:

- a baseball field
- a soccer field.

Landscape

Drouin Field is a flat, grassy field. The grass has an unkempt appearance while it is allowed to fully root and develop before being put back into use. It is completely enclosed by a chain link fence in excellent condition. There are no signs to identify the property.



Ownership / Maintenance

Drouin Field is owned by Saints Peter and Paul Parish. Maintenance is shared by St. Dominic's Regional High School and the Lewiston Parks and Recreation Department. The City contributes some maintenance in exchange for community use of the field.

Users / Programs

This field will be used primarily by St. Dominic's School for its athletic program and by Parks and Recreation and other community programs when not in use by St. Dom's.

Baseball Field

- St. Dom's High School baseball teams, varsity and junior varsity practice and games
- Lewiston High School baseball teams, varsity and junior varsity practice (occasional)
- General use (when available)

DROUIN FIELD
Jefferson St. - Recreation District K
PLAYING FIELD

Soccer Field

- St. Dom's High School soccer teams (fall), varsity and junior varsity practice (daily) and games
- Lewiston High School soccer teams, varsity and junior varsity practice (occasional)
- Youth Soccer Program, Sunday games and practice when available
- General use (when available)

Analysis

On street parking may not be adequate to provide sufficient parking spaces for popular events.

There may be noise impacts on the immediate neighborhood

Recommendations

Future improvements to the field might include bleachers, shade trees, drinking fountain, irrigation system, and lighting for night play.

DROUIN FIELD
Jefferson St. - Recreation District K
PLAYING FIELD



Drouin Field
beyond chain
link fence as
viewed from
Jefferson Street.

FRANKLIN PASTURE
East Avenue - Recreation District K
ATHLETIC COMPLEX

Franklin Pasture Athletic Complex is part of the 100-acre Franklin Pasture located adjacent to Lewiston High School. The facilities in the athletic complex provide playing and practice space for much of the High School athletic and interscholastic programs, many community programs, as well as informal use.

The history and future uses of this area are described fully in the Franklin Pasture Master Plan (FPMP).

Access

The primary access to the Franklin Pasture athletic complex is from East Avenue, through the parking areas of the High School. Pedestrian access is also possible on a series of informal paths from the Multi-Purpose Center and also from Marcotte Park. There are large paved parking lots at the school which can be used off-hours for recreational use.

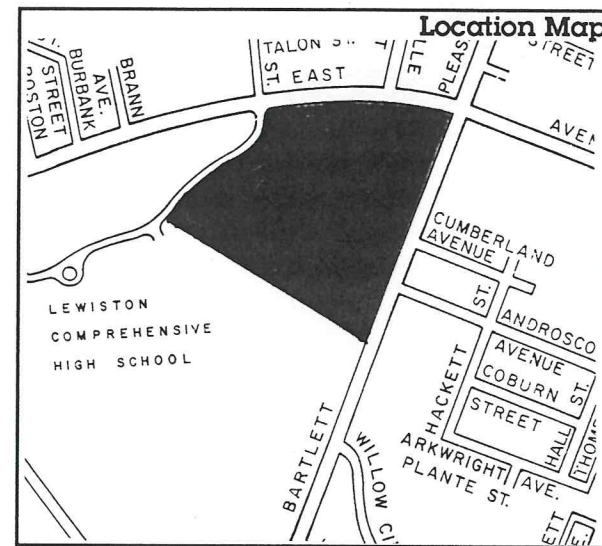
Recreation Facilities

The Franklin Pasture Athletic Complex offers the following facilities:

- a multi-purpose playing field (soccer, softball, and baseball)
- four lit tennis courts
- a fitness course
- a jogging path

Equipment / Condition

The playing field surface is very worn in places from heavy use. The FPMP describes the fields as unsuitable for competition use. The tennis courts are in good condition. The fitness course is missing many key components of the exercise equipment. The gravel path,



originally installed as part of the fitness trail, is used as a jogging track by school students and the general public.

Site equipment at Franklin Pasture include:

- 12 trash receptacles in the field areas
- 2 sets of mobile bleachers
- player's benches at the edge of the field
- 8 benches at the tennis courts
- 1 concrete block equipment / maintenance building
- lights mounted on utility poles for night play at the tennis courts.

Landscape

The playing field areas are relatively flat, with groupings of preserved natural vegetation around the fields. The edge of the playing fields borders the undeveloped woods of Franklin Pasture. There is portable fencing dividing sections of the multi-purpose field. The tennis courts are enclosed by chain link fencing in good condition.

FRANKLIN PASTURE
East Avenue - Recreation District K
ATHLETIC COMPLEX

Ownership / Maintenance

The City of Lewiston owns the property and the Parks and Recreation Department maintains the fields, tennis courts, and exercise trail areas.

Current Users / Programs

The outdoor facilities are heavily booked and used by the following programs:

Jogging Track and Exercise Trail:

- High School Phys. Ed. Classes (daily, fall and spring)
- General use

Field Hockey area:

- High School practise, and varsity and junior varsity games
- Junior High School games (occasional)
- Youth soccer program, games - Sundays, practice if available

Soccer Field:

- High School practice (daily) and varsity and junior varsity games
- St. Dominic's School soccer games, varsity and junior varsity (until Drouin Field available)
- High School physical education classes
- Youth soccer games (L/A soccer)
- Summer soccer camp

Softball Field:

- High School physical education classes (spring)
- High School girls' softball team practice (varsity and junior varsity) and home games
- Men's and Women's League games (summer evenings and weekends)
- Men's Daytime Softball program

Baseball Field:

- High School varsity and junior varsity practice (daily) and home games
- St. Dominic's High School varsity and junior varsity home games (until Drouin Field available)
- American Legion (Youth) baseball practice and games)
- Pinetree Baseball League practice games
- Men's Over Thirty League practice games and tournaments
- Little League practice (when available)

Tennis Courts:

- High School varsity and junior varsity practice and games
- Summer 8-week Youth Tennis program

Analysis

See FPMP.

Recommendations

The FPMP recommends the following actions:

- Remove the existing tennis courts and relocate to the north side of the High School access road in a complex of eight courts
- Construct a new competition quality track and field facility, combined with a new football field with bleachers, rest rooms, and snack bar
- Install a new soccer/baseball/field hockey field

Additional recommendations:

- Connect the Franklin Pasture complex more adequately to residential areas of the city by providing sidewalks or

FRANKLIN PASTURE
East Avenue - Recreation District K
ATHLETIC COMPLEX

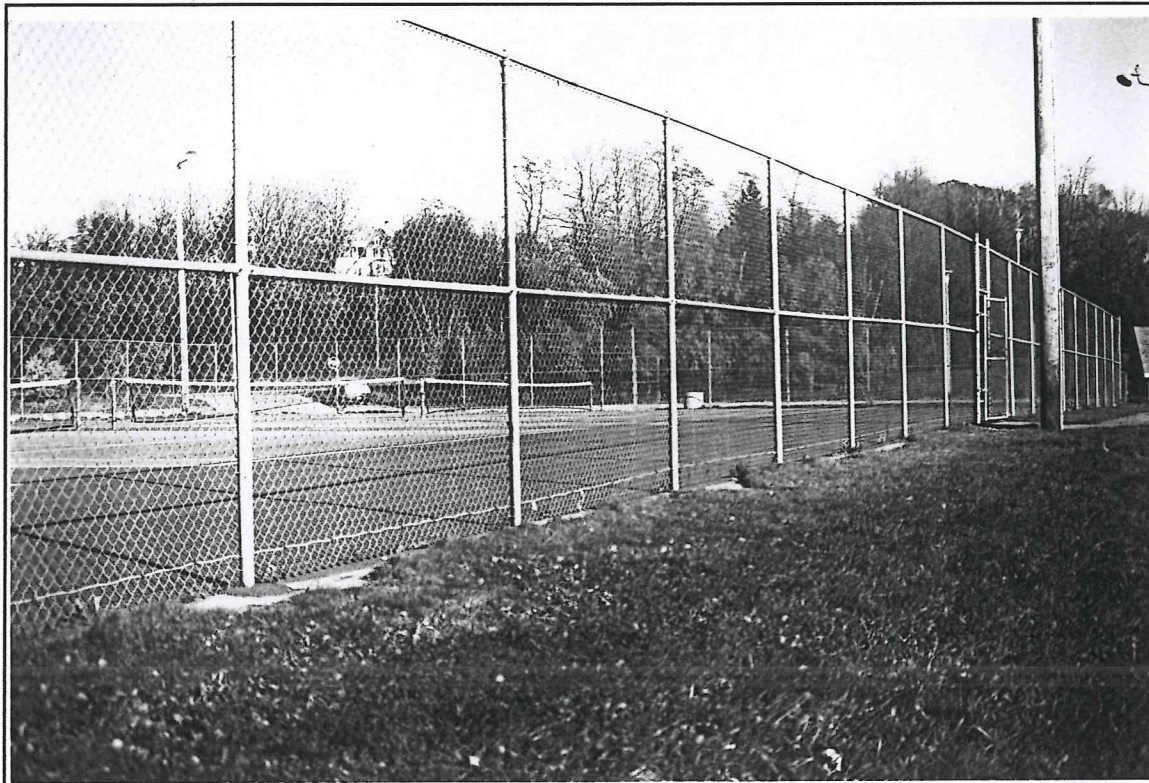
safe pathways which may encourage informal pedestrian access.

- Make the public aware of existing facilities at Franklin Pasture and their availability for general unstructured public use.

FRANKLIN PASTURE
East Avenue - Recreation District K
ATHLETIC COMPLEX



Baseball diamond at the multi-use field at Franklin Pasture. Dirt running track encircles the field.



Tennis courts at Franklin Pasture.

GOV. JAMES B. LONGLEY SCHOOL

Birch Street - Recreation District K
ELEMENTARY SCHOOL PLAYGROUND

GOV. JAMES B. LONGLEY ELEMENTARY SCHOOL opened in the 1970's and is an extension of the physical plant of the Lewiston Multi-Purpose Center (MPC). These facilities lie at the western corner of Franklin Pasture across Birch Street from the Central Maine Civic Center. The school recently changed from a K-2 to a K-6 configuration, which has changed the recreational needs for playground activities.

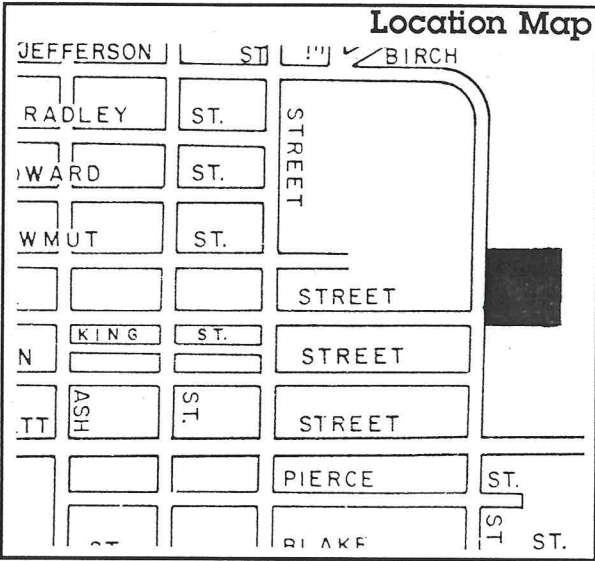
The history and future uses of this area are described fully in the Franklin Pasture Master Plan (FPMP). The play area on the back side of the school is currently being redesigned by Mohr & Seriden, landscape architects. A small play area for the Headstart program on the north side of the Multi-Purpose Center has been redesigned by Skinner & Lambe, landscape architects.

Access

The primary access to the MPC is off Birch Street. Parking is provide for both the school and MPC in two paved lots. Well defined dirt footpaths connect the school to Marcotte Park, Bartlett Street, the High School, and East Avenue, although access is difficult in many areas due to severe grade changes and instable soils. A paved walkway circles the school and the Multi-Purpose Center. Both the school and the paved area behind it are accessible, but the equipment existing on the site is not designed to meet the ADA standards.

Recreation Facilities

There are two separate play areas associated with the school. On the north side of the school is a sand



surfaced tot lot, defined by upright sections of utility poles, containing:

- 2 climbing structures
- a slide.

The paved area behind the school contains:

- a slide
- a climber
- a portable tetherball set in the pavement.

Four-square and hopscotch are activities which also take place on the pavement. Children utilize the steep sloped behind the school for sliding, running, and body rolling. The school is able to use the gym at the Multi-Purpose Center for its physical education program two days a week.

Equipment / Condition

The equipment is all in fair to poor condition and is scheduled to be replaced as part of the rehabilitation efforts in the works.

GOV. JAMES B. LONGLEY SCHOOL

**Birch Street - Recreation District K
ELEMENTARY SCHOOL PLAYGROUND**

Landscape

The paved schoolyard area is cracked with recently patched repairs. A steep hill surrounds the school yard and has become seriously eroded as a result of slope failure. Periodic slumping has deposited a significant amount of dirt at the base of the slope and created a serious long-term problem. Grass is sparse to nonexistent in most areas, especially in the rear of the building adjacent to the pavement. The slopes and most grass areas have a high degree of soil compaction, leading to excessive rates of stormwater runoff.

The top of the hill behind the MPC is lined with trees and affords an expansive view of the City. Lack of shade in the vicinity of the playground creates a hot pocket between the base of the slope and the rear of the school.

Ownership/Maintenance

The City of Lewiston owns the school and the grounds are maintained by the Multi-Purpose Center's Maintenance Department.

Users / Programs

The outdoor facilities are used mostly by school children in the course of the school day. An after school program sponsored by the Multi-Purpose Center occasionally uses the playground, but there is so little equipment that it does not attract much additional use.

Analysis

The problems at Longley School/MPC playground are currently being addressed in the rehabilitation plan. Issues related to surveillance and

security, defensible space, maintenance, handicapped access, structural stability of the rear slope, drainage, and micro-climate should be discussed during the course of the planning effort.

Recommendations

- Re-design the space into an exciting play area to meet the diverse needs of several user groups: the children in grades K-6 at the Longley School, adult participants in the Multi-Purpose Center programs, and neighborhood residents who can use the playground after hours and on the weekends.
- Design a play area that can handle a relatively large number of children in a variety of ways: both active and quiet play, group activities as well as solitary spaces, space for ball games and court games.
- Design spaces that foster creative, interactive play activities
- Provide facilities for children with physical disabilities, following the guidelines of the Americans with Disabilities Act (ADA).
- Provide a sense of security for the playground: i.e., make the facility easily observable, well lit, and 'defensible', without imposing a fortress-like appearance
- Install landscape improvements that will help cool the south side of the building that now suffers from reflected sunlight off the pavement; these may include reduction of paved area, incorporation of a trellis in selected areas, and planting deciduous trees in strategic locations

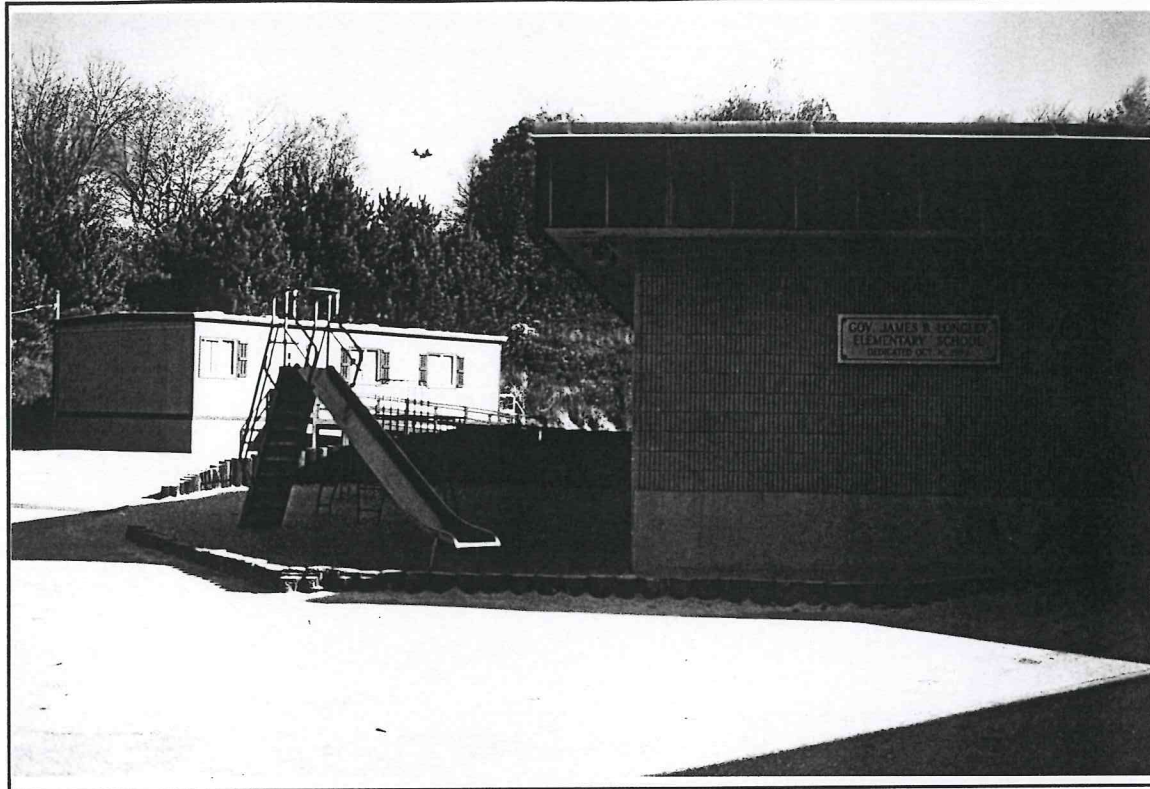
GOV. JAMES B. LONGLEY SCHOOL

Birch Street - Recreation District K

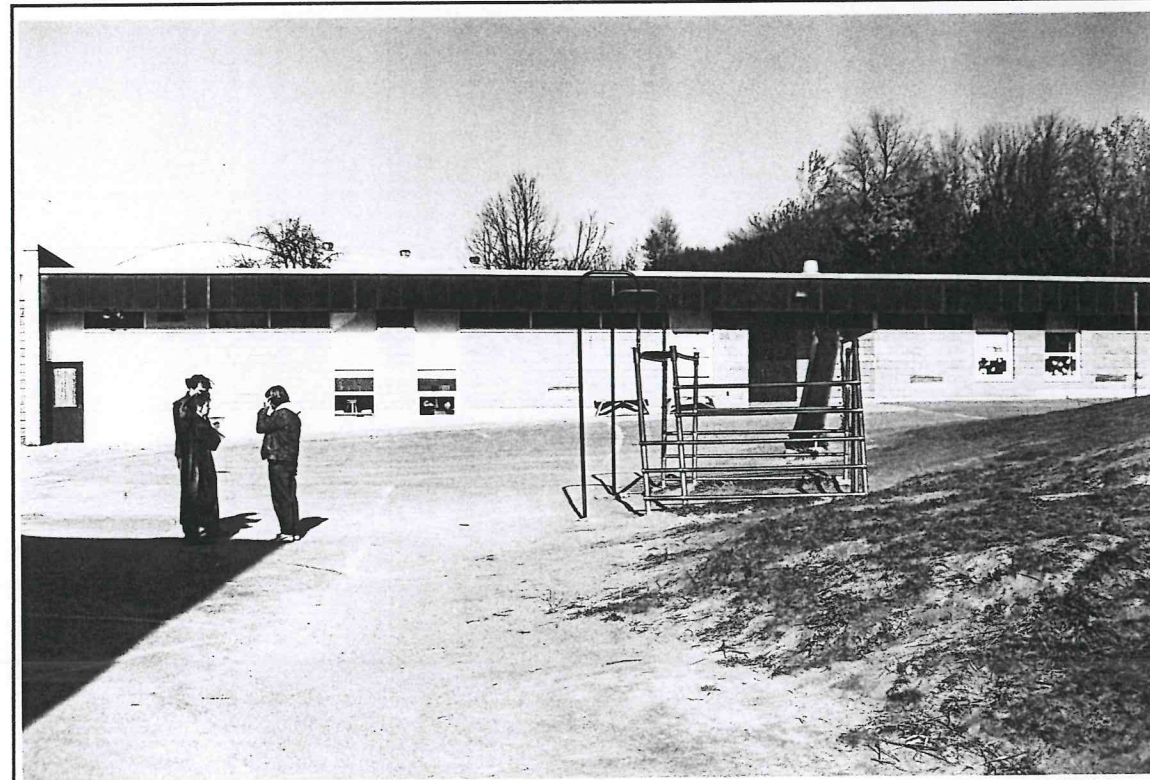
ELEMENTARY SCHOOL PLAYGROUND

- Provide areas for supervisory personnel to watch the activities and provide immediate assistance if the need arises
- Integrate the playground with improvements proposed as part of the Franklin Pasture Master Plan.
- Solicit the input of the adult users of the MultiPurpose Center. Provide opportunities for interaction between senior citizens and children.
- Provide separate areas for senior activities (community gardens, horseshoe pits, shuffleboard court, sitting areas, gardens, etc.) as part of the improvements to Franklin Pasture. Separate these areas from the playground through the use of earth berms, low flowering shrubs, or other landscape features.
- Address the problems of long-term bank stabilization, erosion control, groundwater movement in a manner that allows the children to continue to have access to the slope
- Install flowering trees in conjunction with the recommendations of the Franklin Pasture Master Plan
- Minimize the amount of lawn area due to the heavy use the area receives; specify wear-resistant turf wherever grass is to be used.
- Install high quality topsoil (rich in organic material) on the slopes; investigate soil additives such as Insolite to minimize compaction.
- Cut the slope back into a series of terraces, sized to accommodate play structures and equipment; provide ramps for students with disabilities; limit grade changes on walls to 24-30".
- Provide shaded sitting areas at the base of the slope and/or built into the terraces described above. Protect all new trees with circular benches, railings, or other devices.

GOV. JAMES B. LONGLEY SCHOOL
BIRCH St.- Recreation District K
ELEMENTARY SCHOOL / PLAYGROUND



Playground equipment at the corner of the Longley School.



Climbing structure, paved play area, and worn grassy slope behind the school.

KENNEDY PARK
Park, Bates, Spruce, & Pine Streets - Recreation District K
PARK / PLAYGROUND

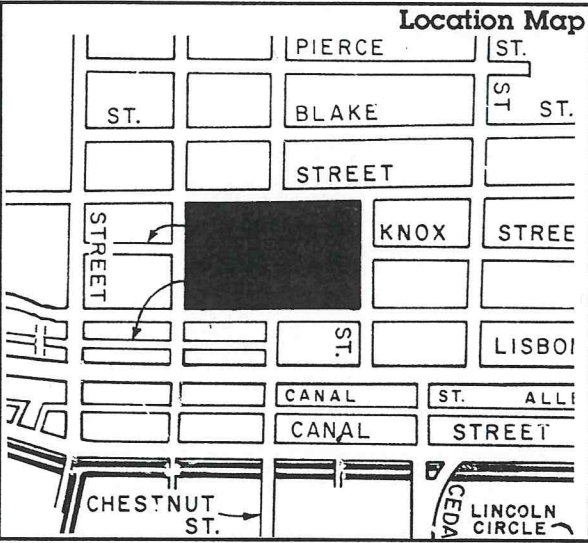
KENNEDY PARK is one of the main attractions in downtown Lewiston. Its 7.75 acres serve the entire city by providing a combination of passive and active recreation in the setting of a traditional New England green. Surrounding land uses include municipal (City Hall and the Library), educational (St. Dominic's High School), multi-family residential, commercial, business, and churches.

Access

Kennedy Park is bounded by Park, Bates, Spruce, and Pine Streets, all offering on-street parking. Its location relative to the commercial and residential core of the city makes it a popular place for noontime activities, festivals, and weekend enjoyment. Wide asphalt walkways crisscross throughout the park, linking the diverse land uses and connecting the various activities found within. The Hudson Bus Line serves the park with a stop on Pine Street. Most of the park and its facilities appear to be handicapped accessible.

Recreation Facilities

The walkways that bisect the park have divided it into several distinct recreation areas. The majority of the land area is occupied by open lawns, punctuated by mature canopy trees, walkways, benches, and light standards. The focal point of the northern end of the park is a very ornate raised bandstand with cast iron railings. This section also contains a Civil War statue and memorial, a war memorial for the soldiers of the Korean, Vietnam and World Wars, and a flagpole.



The more active recreation facilities are found at the southern end of Kennedy Park, closer to the residential neighborhoods. Facilities include:

- a 150,000 gallon in-ground swimming pool, 10 feet deep at the deep end, with 3 lifeguard chairs, surrounded by a 6' concrete deck
- a wading pool with 4 benches around the edge
- 2 full length basketball courts with 6 standards in excellent condition, illuminated by 5 large lights (several nets missing)
- a tetherball pole (missing ball) behind the changing building
- a playground designed for younger children.

Equipment / Condition

In 1988 the City removed a number of pieces of obsolete equipment that were deemed to be unsafe. The facilities and equipment within Kennedy Park generally appear to be in good condition. The facilities described above are complemented by:

- a maintenance building
- changing building with restrooms
- 42 benches in good condition in located along the walkways under the trees
- 5 benches in fair condition at the basketball courts
- 7 medium sized trash receptacles under the trees
- 3 large trash receptacles by basketball courts

The park seems to be well lit with 5 street lights along Bates Street, and 22 12-foot lights located in the park. All appear to be in excellent condition.

The playground has the following pieces of equipment:

- a large swingset with 8 swings (2 missing)
- a seesaw
- a wooden climbing structure in good condition with two slides
- a metal slide
- a sand box approximately 12 ft. square.

Landscape

Most of Kennedy Park is grass-covered, sloping gently from Bates Street towards Park Street. The park provides a welcome oasis of green in the city's center. The grass is generally in good condition with the exception of a few worn areas around the playground. Many healthy shade trees are found throughout the park, along with a variety of shrubs and some annual plantings. All appear to be well maintained. There are no identifying signs in the park, except for a sign relating to curfew.

A chain link fence encloses the swimming pool area and the outer sides of the basketball court.

Ownership/Maintenance

The City of Lewiston owns Kennedy Park. Maintenance is a joint effort between the Public Works Department (responsible for landscaping and lawn areas) and the Parks and Recreation Department (responsible for playground equipment, basketball courts, pool, benches, fences, and buildings).

Users / Programs

Kennedy Park is used informally by city residents of all ages throughout the year. The Parks and Recreation Department sponsors an 8-week summer program which runs in the morning with breakfast and lunch served daily. About 150 children per day have participated in this program. The pool programs offered by Parks and Recreation run in the afternoon with 100-300 participants per day.

At the end of the summer the Parks and Recreation Department sponsors a celebration for all participants in their programs. Last year over 500 people were in attendance.

Analysis

- While the park is generally well maintained and heavily used, there does not seem to be an underlying sense of order to the location of facilities. Spaces and activity areas within the park could be strengthened by more attention to details, and greater continuity in the use of materials. Portions of the park appear lush and verdant, while others lack the definition that can be provided by

landscaping. Edges between different surface materials (e.g., sand and lawn at the playground) have not been well defined, resulting in minor maintenance problems.

- Issues of safety still cloud many people's perceptions of Kennedy Park, and these perceptions serve as a deterrent to use.

Recommendations

- Prepare a master development plan for the park, incorporating a thorough, surveyed inventory of all recreation facilities, plant materials, light standards, overhead and underground utilities, and surrounding land uses. All future improvements should be coordinated with the guidelines established by the plan, especially projects that are to be completed in phases.

- Consult with a professional arborist concerning the health of all plant materials in the park. Establish a database listing every tree and shrub mass in the park, noting name, location, condition, size, and recommended maintenance measures.

- Research the history of Kennedy Park for the master plan and for later inclusion into interpretive displays about the park. Cooperate with the Maine Olmsted Alliance's ongoing study on historic Maine Landscapes.

- Install additional benches for spectator seating on perimeter of the fencing surrounding the basketball courts.

- Repair lights and surrounding support wall at basketball courts as necessary.

- Evaluate all facilities within park in light of the recent accessibility requirements of the Americans with Disabilities Act (ADA). The long-range plan for the park should describe how all facilities will be brought into compliance with the law. Specific attention should be paid to the

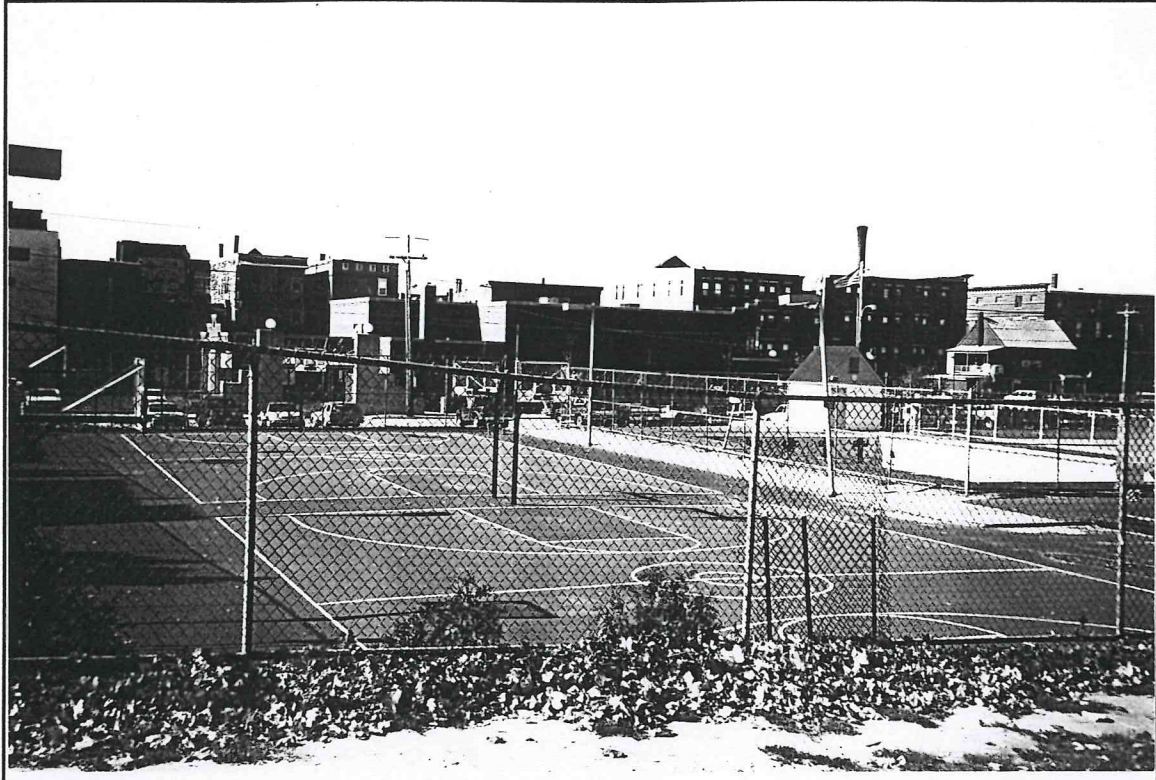
swimming pool, the playground, and the bandstand.

- Continue the development of the playground by addition Phase II equipment to increase the size of the playscape
- Upgrade pool area and support building.
- Remove overhead utilities and non-standard light fixtures wherever practical.
- Incorporate large-scale sculpture created by local artists into the park.
- Incorporate a highly visible sign to identify the park and generate greater public awareness.
- Sponsor family activities in the park to promote wider public use and to dispel perceptions of a lack of safety in the area.

KENNEDY PARK

Park, Bates, Spruce, & Pine Streets - Recreation District K

PARK / PLAYGROUND



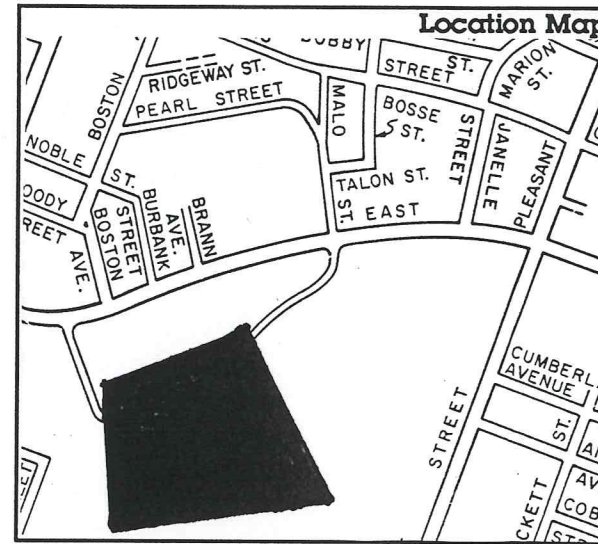
Basketball courts and swimming pool at west end of Kennedy Park. Park Street is in the background.



Central area of Kennedy Park traversed by broad walking paths. Children's playground visible on the left.

LEWISTON HIGH SCHOOL
East Avenue - Recreation District K
HIGH SCHOOL / PRACTICE FIELDS

LEWISTON HIGH SCHOOL is an integral part of Franklin Pasture, the City's largest outdoor recreation complex. The 150 classroom school is surrounded a variety of active recreational facilities. The YWCA, located adjacent to the high school on East Avenue, provides a major indoor facility for the City. The outdoor athletic complex of Franklin Pasture serves as the High School's athletic fields. Neighboring land uses include single family and multi-family residential neighborhoods, some light commercial development, and the undeveloped land of Franklin Pasture.



PRACTICE FIELDS are located on the southwest side of the High School. This facility was complete and open for use in 1986. The history and future uses of this facility and the surrounding area are described fully in the Franklin Pasture Master Plan (FPMP).

Access

The primary access to the Franklin Pasture athletic complex is from East Avenue, through the parking areas of the High School. Pedestrian access is also possible on a series of informal paths from the Multi-Purpose Center and also from Marcotte Park. There are large paved parking lots at the school which can be used off-hours for recreational use.

Recreation Facilities

Besides the indoor facilities of the gymnasium, the High School has a practice football field immediately behind the school.

Equipment / Condition

The building, parking areas, and pathways are well lit and in good condition. The only equipment at the practice field was a set of portable multi-use goals. The practice field is not lit.

Landscape

The playing field area is relatively flat, but the site has some extreme topography, including steep gullies and the area of the snow dump adjacent to the school. There are erosion problems at one edge of the parking lot. Grass is in fairly good condition, except in the football field where it is rutted and worn. There is a good variety and quality of plantings around the school. A 6' chain link fence in good condition surrounds the practice field.

Ownership / Maintenance

The City of Lewiston owns the property. The High School has its own maintenance department which

LEWISTON HIGH SCHOOL
East Avenue - Recreation District K
HIGH SCHOOL / PRACTICE FIELDS

operates separately from the Lewiston Schools Maintenance Department.

Users / Programs

The High School gymnasium is used almost exclusively by the school's physical education program and the various athletic teams. The practice field is used for high school varsity, junior varsity, and freshman football team practice. The other High School teams requiring playing field space use the Franklin Pasture Athletic Complex fields.

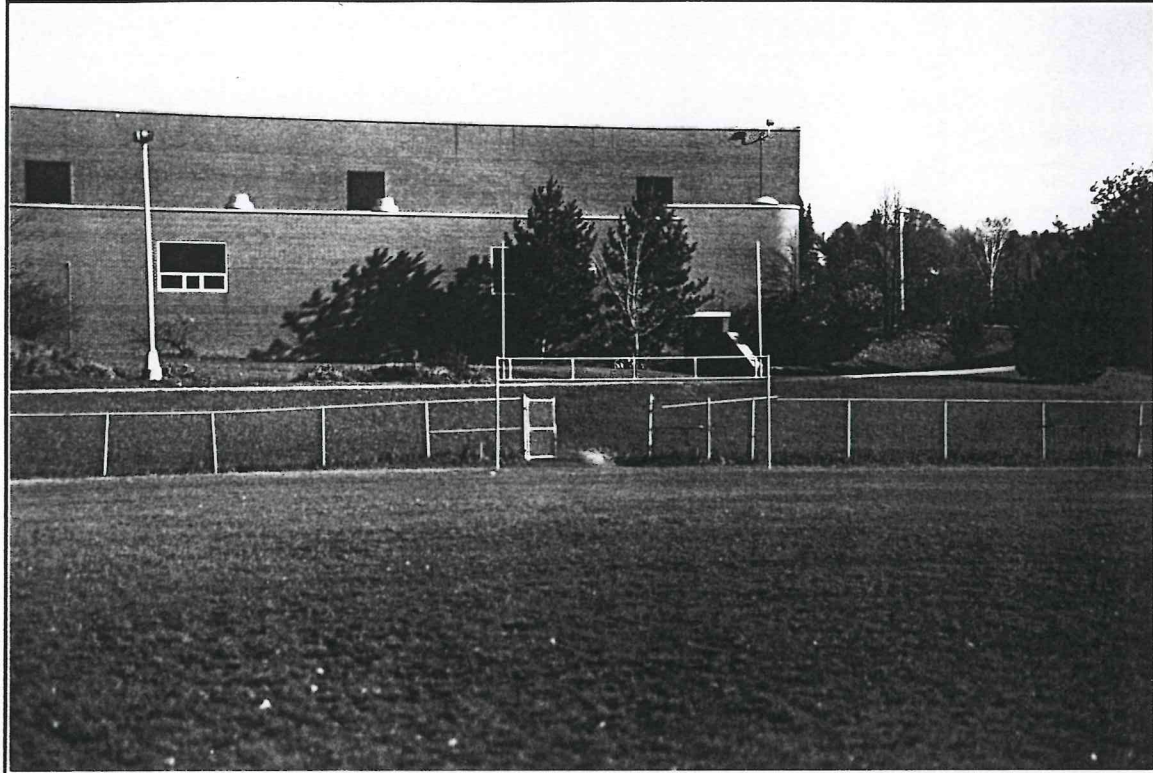
Analysis

See FPMP.

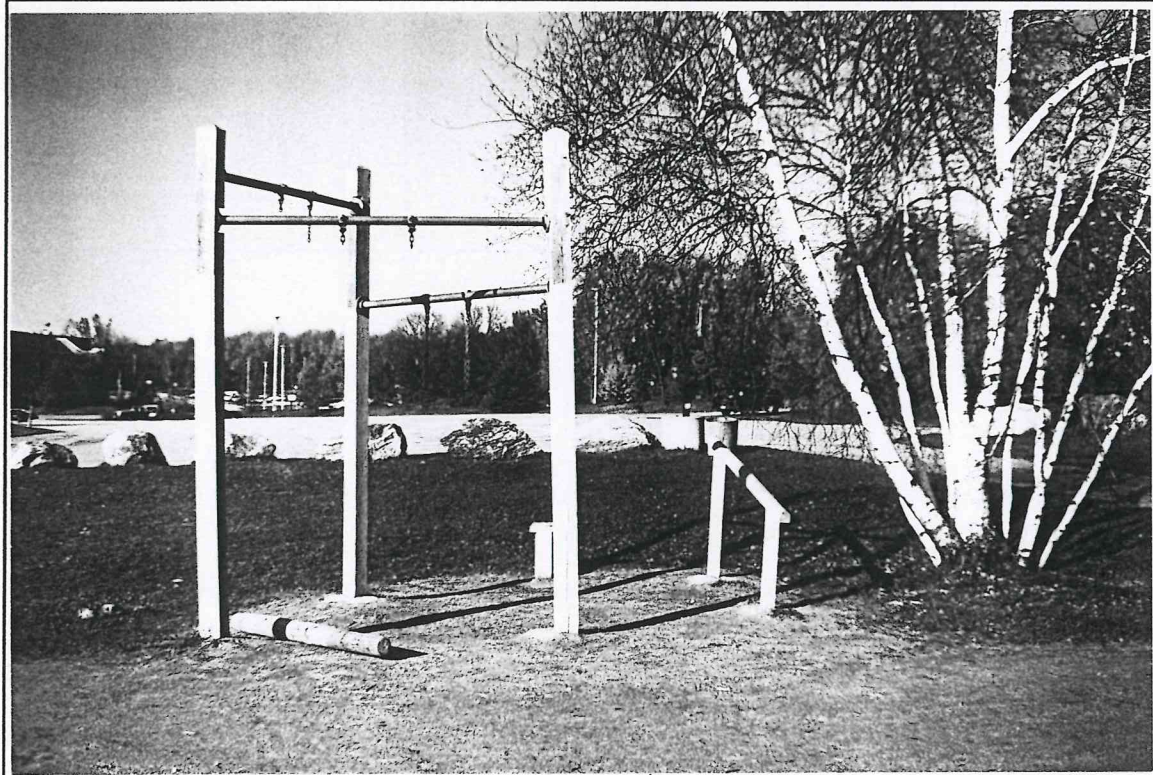
Recommendations

The FPMP does not make any recommendations regarding the High School or the practice field. It does point out that the further recreational development of Franklin Pasture will not preclude the eventual construction of either an indoor pool or a 1000 seat auditorium. Both of these facilities were included in the original plans for the High School, prepared in 1970.

LEWISTON HIGH SCHOOL
East Avenue - Recreation District K
HIGH SCHOOL / PRACTICE FIELDS



Edge of practice
field behind
Lewiston High
School.



Station of fitness
course adjacent
to Lewiston High
School at Frank-
lin Pasture. High
School parking
visible in the
distance.

MARCOTTE PARK
Jefferson Street - Recreation District K
COMMUNITY PARK / POOL / PLAYFIELDS

MARCOTTE PARK is a 12-acre parcel of land at the junction of Birch St. and Jefferson Street Extension that was donated to the City by the Franklin Company. The park is one of the most accessible and highly visible components of Franklin Pasture, and functions as a community park. From the upper area of the park there are wide views of the City center, including Sts. Peter and Paul Cathedral, the Central Maine Civic Center, and Drouin Field. Land use in the surrounding communities consist of well kept single family homes, multi-family apartments, and undeveloped open space. The history and future uses of Marcotte Park are fully described in the Franklin Pasture Master Plan (FPMP).

Access

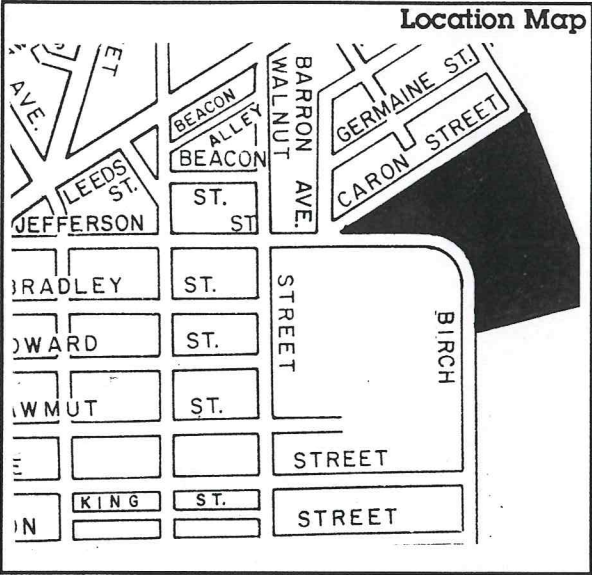
On-street parking is available on both Jefferson and Caron Streets. Informal trails connect the park's tennis courts with the High School's practice field, and the pool area with the Multi-Purpose Center. There is no sidewalk access from the Longley School/MPC area to Marcotte Park, which effectively cuts it off from much of the downtown pedestrian users. The topography within the park creates a challenging obstacle for full accessibility.

Recreation Facilities

The facilities of Marcotte Park are grouped in two distinct areas.

A triangular park and play area between Jefferson Street and Caron Street, featuring:

- a lit softball/multipurpose field
- a park area with several pieces of play apparatus
- a basketball court



A more active recreation area off Birch Street, featuring:

- 4 tennis courts
- an 18,000 gallon above-ground swimming pool (20'x40' with wooden deck)
- a tot lot
- a horseshoe pitching area with 16 courts

Equipment / Condition

In 1988 the City removed a number of pieces of obsolete equipment that were deemed to be unsafe. The playground in the park off Caron Street has the following equipment, all in very good condition:

- 2 wooden see-saws
- a steel and molded plastic climber
- a steel hand-over-hand climber
- a sandbox
- 2 swing sets (2 of 8 swings missing)
- a slide.

MARCOTTE PARK
Jefferson Street - Recreation District K
COMMUNITY PARK / POOL / PLAYFIELDS

The tot-lot near the pool is surrounded by a low chain link fence and is equipped with:

- a sandbox
- a horse (tot rider)
- a swingset with 6 swings (2 missing)

Other site features include:

- large floodlights at the softball fields
- a 12' sq. maintenance building adjacent to the softball field
- lights at the tennis courts and at the horseshoe pitch
- a backboard at the tennis court
- a changing building at the pool
- 4 trash receptacles
- player benches at softball field
- 8 benches at the tennis courts
- bleachers installed on a seasonal basis.

The basketball court pavement is in fair condition, and the 2 standards are missing backboards. The tennis courts are generally in good condition, with the pavement in between the courts cracked in several places. The backboard is also in need of repair.

Landscape

The grass in the park off Caron Street is in excellent condition. Wooden timbers enclose the sand surface around most of the play structures, giving the park a neat, finished appearance. There are 11 large oaks and maples along Caron Street and 5 newly planted trees at the corner of Jefferson.

There is scrubby vegetation along the edge of the park backing up to Franklin Pasture, and between the tennis courts and the high school practice field. Chain link fencing runs along two sides of the

playing field, and additional fencing encloses the horseshoe pits, swimming pool, tot lot and the tennis courts. There is no signage in the park. Except for the level area of the playing fields and pool, the topography is sharply undulating, sloping toward Jefferson Street and the high school football field and the snow dump.

Ownership / Maintenance

The City of Lewiston owns the property, and maintenance is done by the Parks & Recreation Department. Routine maintenance includes mowing, repairs, painting, and pruning trees. The Department's work schedule lists plans to remove the basketball standards, repair/seal pavement on tennis courts, and repair benches and the backboard at the tennis courts.

The Horseshoe Club maintains the horseshoe pits.

Users / Programs

Marcotte Park is heavily used as both an active and passive recreation area. The playground is unsupervised but used informally by neighborhood families and children.

The facilities at Marcotte Park are scheduled for the following regular activities and special events:

Softball Field (Regular Activities)

- Men's & Women's League: 4 evenings/wk.(min).
 - weekend practice
 - Tournament games
 - General Play (daytime)
- Men's daytime league (4 mornings/week)

MARCOTTE PARK
Jefferson Street - Recreation District K
COMMUNITY PARK / POOL / PLAYFIELDS

- Lewiston High School Phys. Ed. Classes (spring, daytime)
- Lewiston High School Girls' Softball practice: JV, Freshmen and Varsity - afternoons
- Lewiston High School Girls' Softball Games (varsity)

Softball Field (Special Events)

- Recreation Department Youth Baseball Family Night (2 evenings)
- L&A Jaycees Softball Marathon (benefit - MD)
- Softball Umpires Association Slow Pitch Tournament
- Softball Umpires Association Modified Tournament
- Modified League Softball All-star Game
- Lewiston Postal Service vs. Auburn Postal Service (game)
- Grade School Field Days (spring)
- Radio Personalities Softball Benefit
- Women's Softball Tournament to benefit Pine Tree Society
- L/A Softball League Tournament Championship

Multi-Use Field

- Lewiston High School Band and Color Guard practice
- Youth Soccer Midget practice
- Summer Soccer Camp (Mike Berticelli) - last week in July for 200 kids, ages 6 - 15

Pool

- The Recreation Department sponsors a summer program in which 50-75 children participate daily.

Horseshoes

- The Horseshoe Club uses the facility for tournaments throughout the summer.

Tennis courts

- The Recreation Department holds its Youth Co-ed Tennis program here for 8 weeks during the summer, all day Friday, and other weekday mornings.

Analysis

See FPMP.

Recommendations

The FPMP recommends the following actions:

- Remove the existing tennis courts and relocate to the north side of the High School access road in a complex of eight courts.
- Relocate the horseshoe pits to another location in Franklin Pasture
- Develop the large flat area as a multi-purpose field for field hockey and softball (to replace the fields that will be displaced with the construction of the proposed football field/track complex).
- Replace the existing pool with a larger, permanent community pool. This facility would include a bathhouse, snack bar, community gardens, formal gardens, and playground.
- Reorient the softball field for optimum relation to the sun.
- Install additional landscaping in the park: i.e., a signature edge treatment to identify the borders of Franklin Pasture and shrubs to discourage children from running into the surrounding streets.
- Connect Marcotte Park with other areas of Franklin Pasture with a well-defined off-road circulation system for pedestrians and bicyclists.

MARCOTTE PARK
Jefferson Street - Recreation District K
COMMUNITY PARK / POOL / PLAYFIELDS

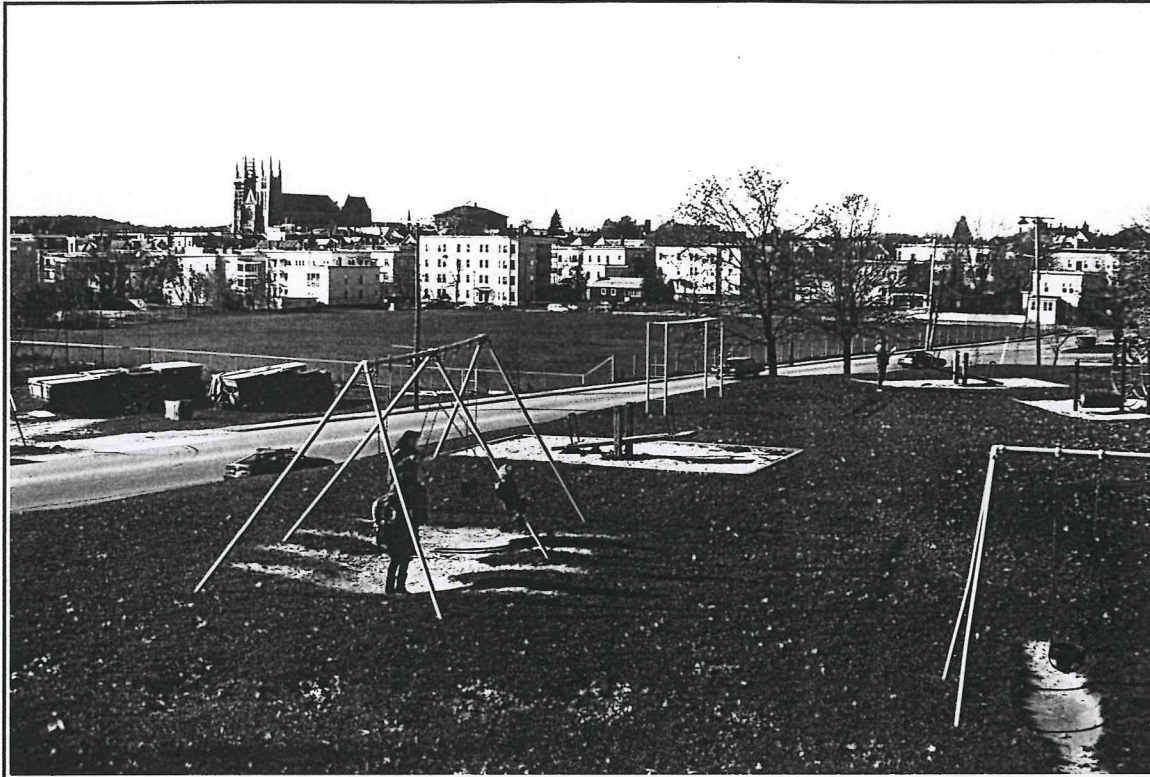
Additional recommendations include:

- Encourage the building of sidewalks to safely connect Marcotte to the MPC and areas of downtown Lewiston
- Evaluate the park more completely to plan for handicapped accessibility to all areas.
- Develop better identification and signage
- Provide welcoming areas for passive use, including benches and picnic tables
- Work with the Civic Center management to add landscaping at the rear of the Civic Center to screen some of the more functional aspects of this building and reduce its mass.

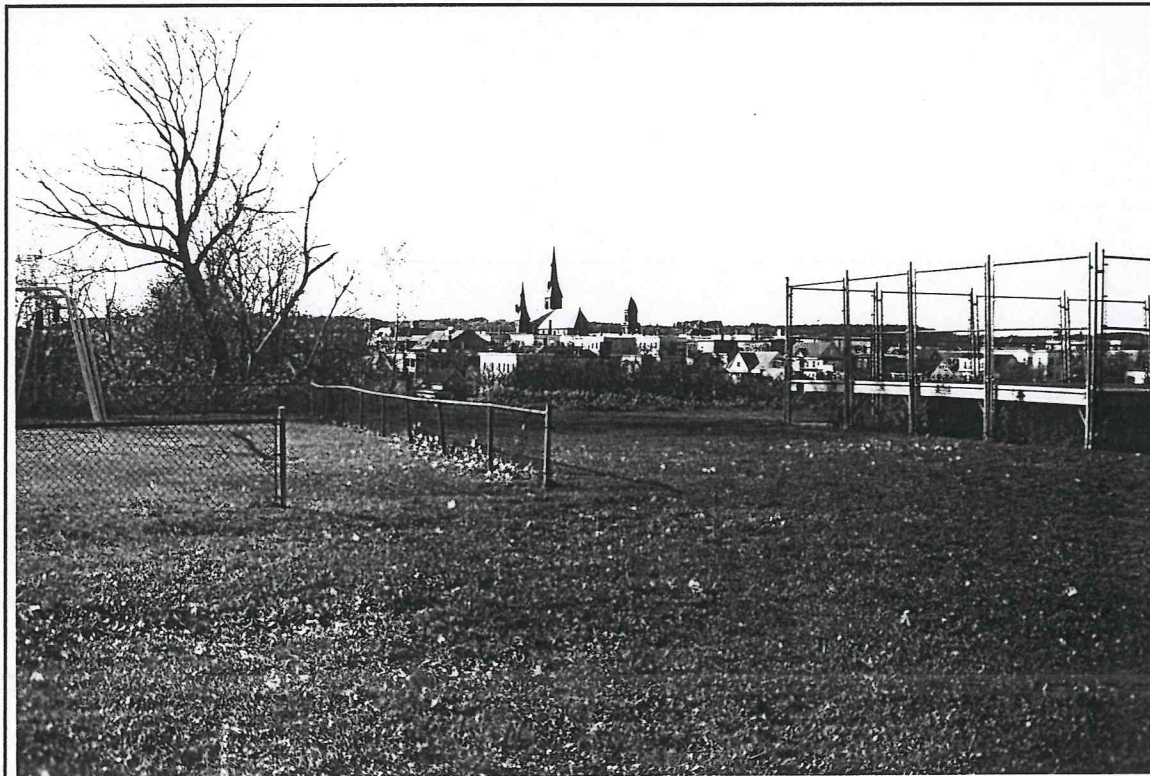
MARCOTTE PARK

Jefferson St.- Recreation District K

COMMUNITY PARK / POOL / PLAYFIELDS



The main play-ground area of Marcotte Park, with Drouin Field seen in the back-ground across Jef-ferson Street. Sts. Peter and Paul Church dominates the skyline.



Corner of the tot lot and the above-ground pool in the upper area of Mar-cotte Park. Frank-lin Pasture Master Plan calls for a new community pool and recrea-tion area to be con-structed in this location.

MULTI-PURPOSE CENTER **145 Birch Street - Recreation District K** **INDOOR RECREATION FACILITY**

THE MULTI-PURPOSE CENTER

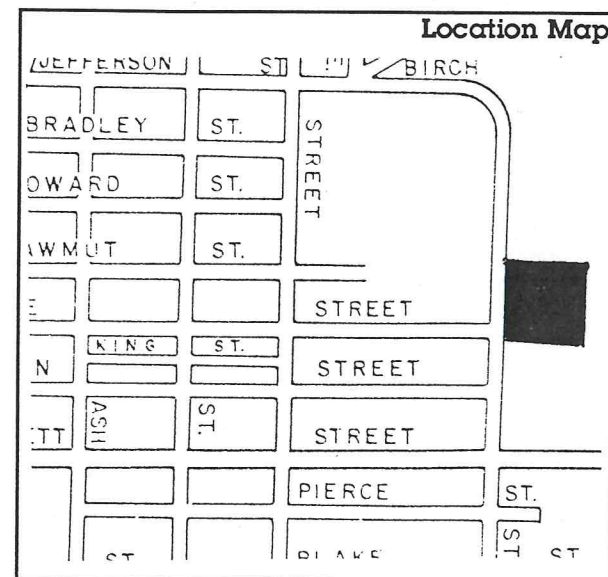
was opened in 1975 as an educational and recreational resource for the entire community. The physical plant includes the Gov. James B. Longley School for grades K-6. These facilities lie at the western corner of Franklin Pasture across Birch Street from the Central Maine Civic Center. To the east is Marcotte Park and the Lewiston High School complex.

The history and future uses of the Multi-Purpose Center are described fully in the Franklin Pasture Master Plan (FPMP). The play area on the back side of the school is currently being redesigned by Mohr & Seriden, landscape architects. A small play area for the Headstart program on the north side of the Multi-Purpose Center has been redesigned by Skinner & Lambe, landscape architects.

Access

Automobile access to the Multi-Purpose Center (MPC) is from Birch Street, and paved parking lots on the site provide parking for 85 cars. Parking is also permitted on Birch St., and the Civic Center parking lot accommodates overflow parking as needed. The parking lot has designated handicap spaces.

The Hudson bus line does not serve the MPC, although it is a regular stop for elderly residents who use the Western Maine Area Transportation. There is an asphalt walkway around the MPC, and informal worn paths to Marcotte Park, Bartlett Street, the High School, and East Avenue. Pedestrian access is difficult in many areas due to severe grade changes and instable soils.



Recreation Facilities

The Multi-Purpose Center provides for many indoor recreational needs with its meeting and activity rooms. In addition, it has a gymnasium, exercise rooms, game facilities (pool and ping-pong), banquet facilities, and a small outdoor tot-lot for use by the Headstart program.

Equipment / Condition

The playground is presently enclosed by a high concrete wall, punctuated with several holes. Outdoor equipment within the tot-lot includes:

- a metal carousel
- a metal & plastic climber/slide/tire swing
- 2 rocking horses.

The site features around the building are in good condition and consist of:

- bicycle rack
- a large double picnic table

MULTI-PURPOSE CENTER
145 Birch Street - Recreation District K
INDOOR RECREATION FACILITY

- trash dumpsters on the west side of the building
- lights in the parking lot and security lighting on the building
- 3 benches at front entrance
- a flagpole.

Landscape

The Birch Street entrance is landscaped with five maples along the esplanade and a pin oak to one side of the main entrance. Some foundation plantings have been established at the base of the building. The lawn is generally in good condition. A granite sign identifying the Center in the front esplanade is surrounded by low evergreen shrubs. Outside the immediate area of the MPC, the landscape is a mixture of weedy grass and scrub vegetation. The land slopes fairly steeply to the southwest beyond the parking lot.

The concrete wall surrounding the Headstart playground has caused security problems in the past and will be removed as part of the renovations.

Ownership / Maintenance

The City of Lewiston owns the building and grounds, and most of maintenance is provided by the maintenance staff of the Multi-Purpose Center. The Public Works Department does some sanding of the parking lots in the winter.

Users / Programs

The facilities at the Multi-Purpose Center are in constant use for a variety of programs serving all ages of City residents. According to the Director, the Center is at maximum programming capacity. Among the activities offered are:

- Childhood Enrichment Day Care
- Meal program through the Western Area Agency on Aging
- Senior Citizen activities
- Adult Learning Center
- Public health services
- Latch-key after school recreation
- Lewiston Adult Education classes
- Summer Playground program (95 participants)
- Wednesdays in the Park summer program

According to the Director, the most popular programs are gymnastics, the After School Program, Summer Playground Program, Running Clubs, Men's Basketball League, Co-ed Volleyball, and Judo.

Analysis

See FPMP. The Director of the MPC has indicated a continuing high demand for open gym time, which they are not able to satisfy due to scheduling conflicts and prior commitments. They are currently offering programs at maximum capacity.

Recommendations

The FPMP makes the following recommendations:

- Replace the massive concrete wall surrounding the play area with a see-through fence to contain the children while not impeding visibility.
- Expand the size of the play area and make the necessary improvements to the drainage in the immediate area.
- Make necessary improvements to the Longley School playground (see Longley School description)

MULTI-PURPOSE CENTER
145 Birch Street - Recreation District K
INDOOR RECREATION FACILITY

- Provide outdoor activity areas for the Senior Citizens programs.
- Move the horseshoe pits from Marcotte Park to a site within an easy walking distance of the MPC.
- Reconfigure and expand the parking areas.
- Create an outdoor garden area on the front side of the MPC.

Additional Recommendations:

- Evaluate all exterior facilities for compliance with the American with Disabilities Act (ADA).

MULTI-PURPOSE CENTER
145 Birch Street - Recreation District K
INDOOR RECREATION FACILITY



Multi-Purpose Center building and front parking area from Birch Street. Worn path visible in upper left, which leads to Marcotte Park.



Enclosed tot playground for the Head Start program offered at the Multi-Purpose Center.

PIERCE STREET PARK
238-242 Blake Street - Recreation District K
NEIGHBORHOOD PARK / PLAYGROUND

PIERCE STREET PARK is a neighborhood park/playground on a 2 acre site off Pierce and Blake Streets, two blocks west of Franklin Pasture. The site is composed of three parcels that were acquired in the early 1970's with Model Cities - Open Space Funds. The present improvements were made in 1974.

As initially envisioned, the area was to function as a neighborhood playground, tot-lot, and picnic area. The site today has virtually no recreation equipment left, with the exception of the concrete walls and walkways, which form bold geometric shapes when seen from the surrounding streets. Adjacent property use in the area is a mix of small commercial businesses and multi-family residential buildings.

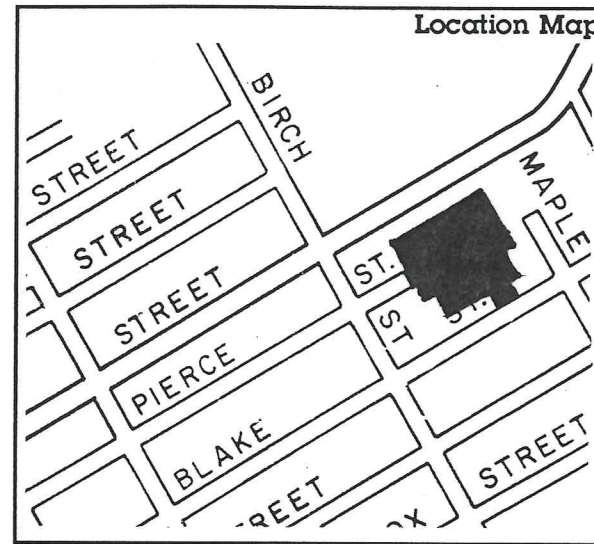
Access

Access to the site is difficult, due to its location at the base of a steep hillside surrounded by multi-family apartments. Vehicular access (for emergency use) is available from a commercial district along Bartlett Street. Parking is available on Blake Street and in an undefined dirt lot at the end of Pierce Street.

Long flights of wooden steps with metal handrails lead down into the park from from both Blake and Pierce Streets. The dramatic change in elevation makes access for people with disabilities virtually impossible from the surrounding residential streets. A worn path extends through the grass up to Blake Street.

Recreation Facilities

Pierce Street Park has the ability to offer the following recreation facilities for the City:



- basketball courts
- tot-lot playground
- open space/ picnic area

Equipment / Condition

Pierce Street was developed in the mid 1970's with extensive playground equipment, picnic facilities, and park amenities. In the winter a portion of the basketball court was flooded for an ice rink, and there was a warming hut which has since burned down.

In 1988 the City removed a number of pieces of obsolete equipment that were deemed to be unsafe. The park has deteriorated significantly and only the following equipment remains:

- 2 basketball standards (both missing nets)
- a tetherball pole (missing equipment)
- a swingset (missing 2 swings)
- a sand play area enclosed by an asphalt edge
- 7 light standards (4 fixtures are broken)

PIERCE STREET PARK
238-242 Blake Street - Recreation District K
NEIGHBORHOOD PARK / PLAYGROUND

- 2 trash receptacles
- 6 benches in fair condition
- the remnant of a drinking fountain (post only).

The steps from Blake Street are in fairly good condition, obviously having been repaired in recent years.

Landscape

Most of the grass areas are separated from the large central pavement by granite curbing in good condition. The grass is fairly well established and maintained except in the tot-lot where it is worn from excessive use. Sand has been installed under the play structures. The pavement is in poor condition, with cracks in the basketball courts through which grass is growing, and areas of standing water from poor drainage.

Within the main area of the park the land is flat to gently sloping, then rising steeply around the edge on three sides. These hillsides are a mixture of grass and woody shrubs in need of pruning and maintenance. There is considerable litter evident, including car parts and wooden pallets in the scrub woods. Five large pines near the Pierce Street access are in good condition. The perimeter chain link fence is in considerable disrepair, missing completely in some sections. There are no signs identifying the park.

Ownership / Maintenance

City of Lewiston owns the property, and maintenance is provided by the Parks and Recreation Department. The maintenance schedule for 1990 was projected to include repair of the basketball courts, repair and painting of

benches, landscaping the hill and pruning the vegetation.

Users / Programs

There are no supervised programs at the Pierce Street Park at this time.

Analysis

One of the major problems with the park is its lack of visibility: the main portion of the park is 30-35 feet below Blake Street, and is partly screened by dense vegetation as it is approached off the Pierce Street Extension. Another problem is difficulty of access for parents with small children in strollers, toddlers on bicycles, and certainly anyone with a physical handicap, for whom the long steps prohibit entry into the park.

Recommendations

A major overhaul of the park is needed. However, before any site planning is contemplated, the City should meet with the residents in the immediate neighborhood to get a better sense of the history of the park and the problems created by its location, poor access and lack of visibility. Redevelopment plans should thoroughly explore ways to get more people - particularly family groups - into the park throughout the day and to encourage the immediate residents to take 'ownership' of the facility.

- It is unreasonable to consider ramped access from Blake Street or Pierce Street Extension. Access for people with disabilities should be explored off Bartlett Street, though this still does not address the residents of the immediate neighborhood.

PIERCE STREET PARK

238-242 Blake Street - Recreation District K

NEIGHBORHOOD PARK / PLAYGROUND

- If it is determined to proceed with rehabilitation of the park as a neighborhood playground, install bright colored playground equipment as the focal point of the park, with benches, trees, and other amenities for parents.
- Play equipment should be both colorful and rugged, providing a sense of challenge and adventure for younger children.
- Rehabilitation of any lawn areas should incorporate products such as Isolite (a ceramic product) or natural organics to minimize compaction.
- Provide an attractive sign for the park.
- If further research should determine that the site is not going to meet the needs of the neighborhood for a playground park because of problems with visibility and access, consider the possibility of a skateboard park to take advantage of topography and to meet the recreation needs of some of the older youth of the City.

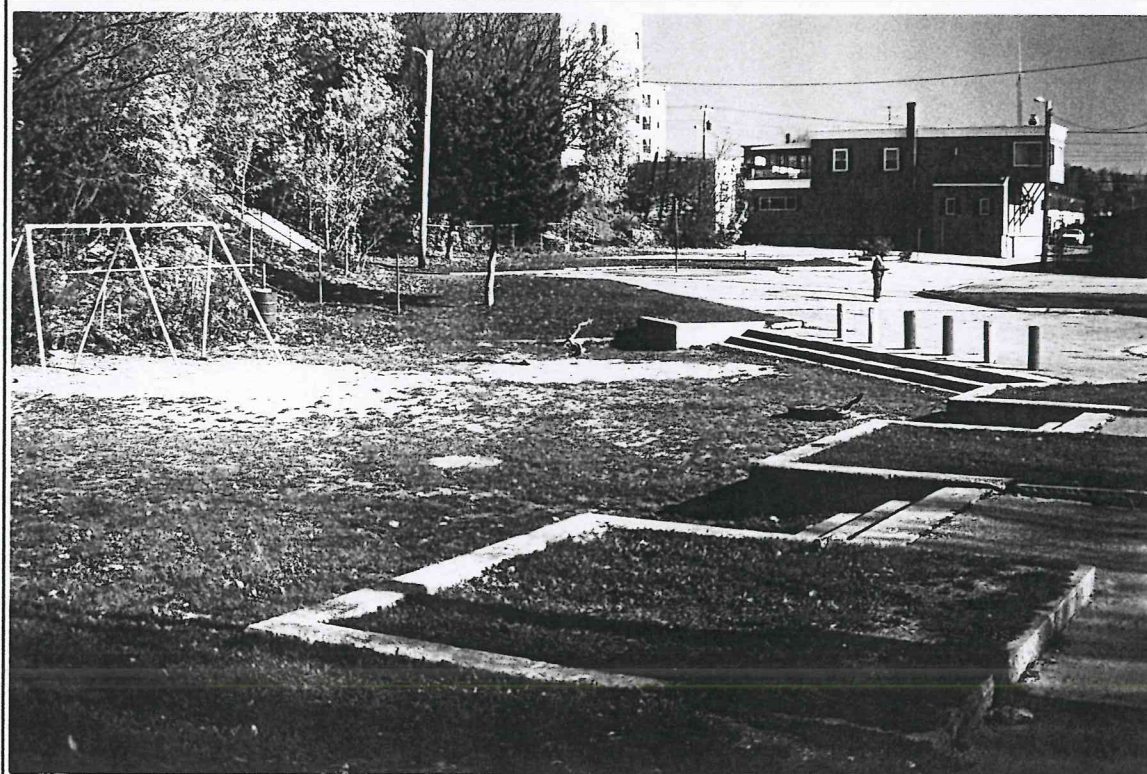
PIERCE STREET PARK

238-242 Blake St. - Recreation District K

NEIGHBORHOOD PARK / PLAYGROUND



Looking across the deteriorating surface of the basketball courts toward multi-family housing. Blake Street is at the top of the wooden stairs.



Remnants of the sunken play area on the northwest side of the park.

RECREATION DISTRICT L

Physical Description

This inner city district lies between downtown and the river. It is the heart of Lewiston's historic textile mills and of the compact multifamily neighborhoods that grew up around them. It contains a number of historical structures, and many already are recognized officially as having historic significance. The City is proposing to designate all of District L below Canal Street as the Lewiston Mill System District, including the nine mills and the canal system.

The developed area covers about 1/4 mile (Lisbon - Oxford Streets) by 1/2 mile. Cedar Street is a major travelled way which bisects the district, to some extent inhibiting pedestrian connections between the north and south areas. The abandoned railway line runs between Lincoln and Canal Streets, offering good potential for development as a pedestrian and/or bicycle corridor to link both to outer Lisbon Street in District G and across Lisbon up towards the Franklin Pasture area.

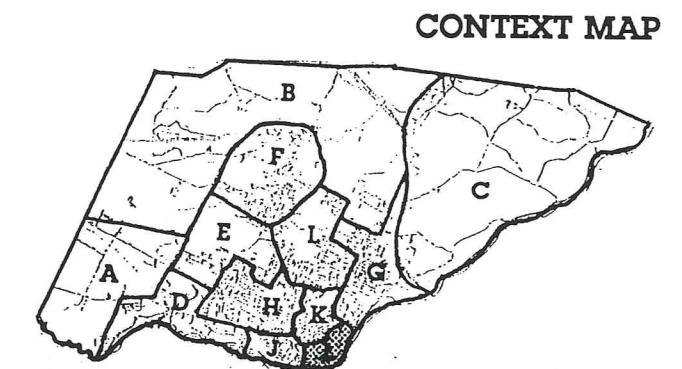
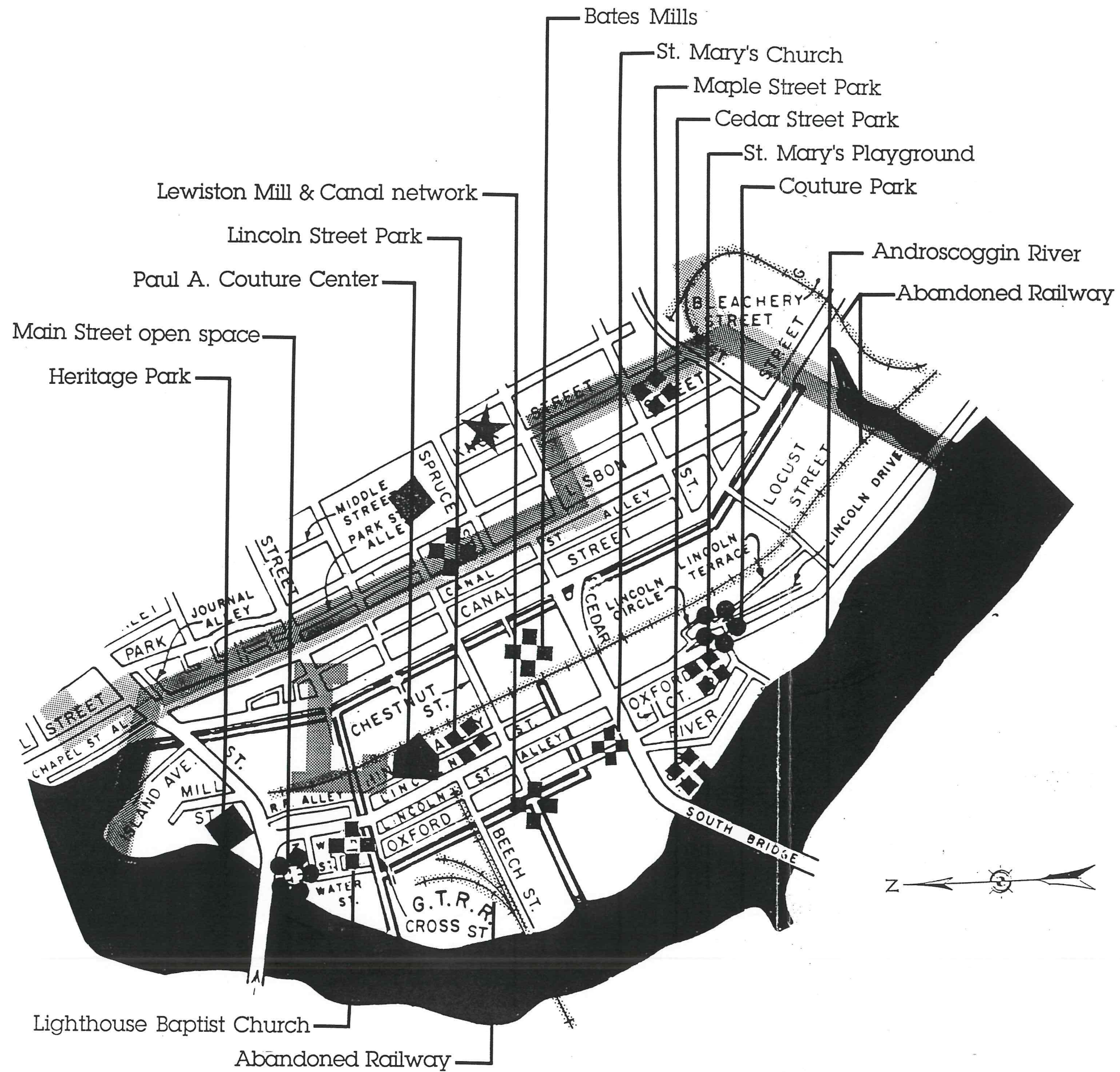
Population

District L has an estimated population of 1,804 and 773 households. It is demographically similar to the adjacent District K, but the proportion of elderly is less. There are 2 youths for every senior citizen. This district has the highest proportion of households headed by a single parent, nearly 27%, while another 46% of households are persons living alone. Nearly 9 of 10 (87%) of households are renters, and 92% of the dwellings in the district are in multifamily structures.

Even though population estimates indicate only a slight increase in total population in this area since the 1970 census, (1780 to 1804 current estimate), there has been a significant increase - almost double - in the youth: elderly ratio. This emphasizes the need for more recreation facilities and programs to serve the youth.

Major Institutional Features

- The old mills, an imposing physical feature of this district
- St. Mary's Church
- Lighthouse Baptist Church
- The L/A Public Theater on Maple Street.



RECREATION PLANNING DISTRICT L

Parks and Recreation Comprehensive Plan

CITY OF LEWISTON • MAINE

Terrence J. DeWan & Associates, Landscape Architects
Market Decisions, Inc.
1993

Open Space Features

Significant open spaces in this dense inner city area include:

- the Androscoggin River
- the canal network - very scenic when water is in the canals, not so attractive when they are drained
- Main Street open space across from Heritage Park
- the abandoned railway lines down Beech Street and running the length of the district between Canal and Lincoln Streets
- Small square of green space at the corner of Chestnut and Lincoln Streets in private ownership
- Small park spaces proposed for development adjacent to and across from the L/A Public Theater on Maple Street
- A 6-acre parcel of land owned by the Lewiston/Auburn Railroad Company and Grand Trunk Railroad of the Canadian National Railway - wooded, unkempt land at present, leading down to the trestle crossing the Androscoggin River
- Couture Park (owned by Franklin Company)
- tiny corner parcel at Main and Lisbon Streets
- tax-acquired parcel at 109 Lisbon Street, 1875 square feet (.04 acre), which currently serves as a pathway between Lisbon Street and Canal Street Alley
- Island Avenue pumping station.

Recreation Facilities

- Cedar Street Park
- St. Mary's Playground
- Maple Street Park
- Paul A. Couture Center and Lincoln Street Park
- Heritage Park.

Analysis

Although this district has under 1/3 the population of District K, the percentage of renters is still very high, and public facilities are very important. The number and location of existing municipal recreation sites would indicate that the district is well provided for. However, the condition of many of the parks has been such that facilities were not available or usable. The rehabilitation of Heritage Park and Cedar Street will be an important contribution to this area.

The elderly population has declined over the past twenty years, but it is still an important segment to consider when planning facilities. Additional consideration should be given to the aging French

population in this district, and whether there are traditional forms of recreation which might be appealing.

A significant structure in this district is the Dominican Block, one of the most important historical and cultural landmarks of the French heritage of the City. Located at Chestnut and Lincoln Streets, it has served as a church, social club, and unofficial City Hall for the French community. The City has recommended that efforts be made to preserve and revitalize the building and develop parking areas and park space between the building and the old Grand Trunk Railway station. As suggested in the riverfront proposal from Maine Tomorrow, some park space here would provide an important link to the abandoned railway line and the proposed park on the Canadian National land.

This district is of particular significance to Lewiston, providing two of its major highway gateways from the City of Auburn, each of which will now have a rehabilitated park as its focal point, Heritage Park at the Longley Bridge and Cedar Street Park at South Bridge. A third connector over the railroad trestle has great potential as a pedestrian link to Auburn, where the Newbury Street Park has been developed. A park on the 6 acre property of the Grand Trunk Railroad, known as the CN property could have city-wide appeal and would infuse the area with greater visibility and use. This area would be an anchor of a system of riverfront trails in both communities.

CEDAR STREET PARK
Cedar Street - Recreation District L
NEIGHBORHOOD PARK

CEDAR STREET PARK is located at a strategic gateway into Lewiston, at the eastern end of the South Bridge over the Androscoggin River from Auburn. This highly visible 1.18 acre park provides some much needed open space at the edge of a dense neighborhood of multi-family apartment buildings. Many of the buildings are in poor repair or vacant. The landscape on the opposite side of Cedar Street is dominated by the Continental Corporation's mill facility. The bronze gothic spire of St. Mary's Church can be seen throughout the park. Even though the park occupies a dramatic site above the river, views are limited by overgrown trees along the bank.

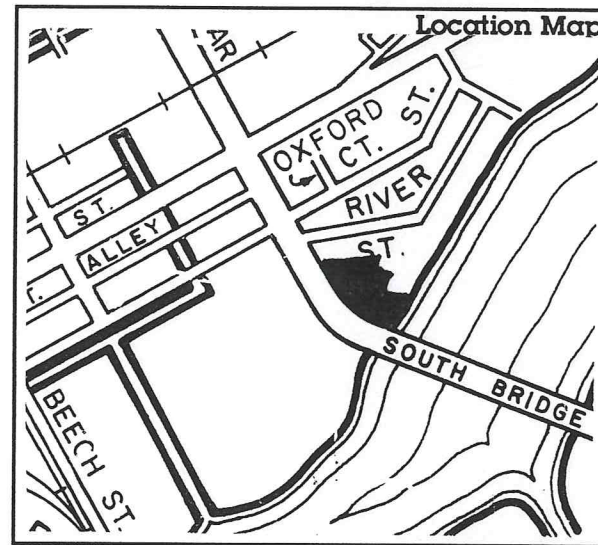
Access

Cedar Street is a major arterial between the two cities, so pedestrians must rely on the traffic signal at Lincoln Street, two blocks to the east. Limited parking is available on Cedar Street (4 spaces immediately adjacent to the park), for a maximum of two hours. Off street parking might be provided in the rear of the park on River Street. There are steps from Cedar Street into the park and a six-foot wide bituminous path leading from the sidewalk into and around the interior which provides barrier-free access to most of the park. There is also a 2-foot wide paved pathway along the top of the river bank.

Recreation Facilities

Until the spring of 1992, Cedar Street Park offered the following recreational facilities:

- 1 tennis court
- 1 basketball court with 4 backstops
- sand play area



- water play area
- shuffleboard court area
- sitting area adjacent to Cedar Street.

The park is currently being rehabilitated according to a design developed by Mohr & Seriden, landscape architects.

Equipment / Condition

Equipment consisted of:

- 18 benches scattered throughout the park
- metal climber
- small sprinkler fountain
- 3 large trash receptacles
- 4 12' light poles for the park area
- 1 large dome light in the tennis/basketball court area
- a small painted block maintenance building the houses rest rooms.

There were no nets at the tennis courts, and only one basketball net. All the paved areas were in fair to poor condition, with cracked surfaces and grass growing in the cracks. Some areas

CEDAR STREET PARK
Cedar Street - Recreation District L
NEIGHBORHOOD PARK

of the paths were cracked and deteriorating along the edge. The fountain was surrounded by a small paved play area 20' in diameter. Four of the benches were badly in need of repair. The sand play area was edged with a 24" high concrete wall which could be used for seating. At one point, a timber wall was used to define a sand play area between the basketball courts and Cedar Street. The wall has since deteriorated and the sand is mostly covered with weeds. All lighting is in need of repair.

Landscape

Cedar Street Park has been developed on a level plateau adjacent to the steep embankment along the river. Surface water is not being properly collected in the storm drains, causing water to pond in several low places on the asphalt. About a quarter of the park is covered in grass, in fair to poor condition. Several paths have been worn out to Cedar Street. Bare patches adjacent to the basketball court are an indication of heavy spectator use. The paved concrete sitting area is in need of weeding. The linden and oak trees are in reasonable condition, although they exhibit characteristic signs of stress related to lack of maintenance, soil compaction, dogs, and pollutants. The chain link fence around the courts is rusting, and a smaller fence along the river bank is broken in a few locations. There is no signage identifying the park.

Ownership/Maintenance

Cedar Street Park is owned by the City and maintained by the Parks and Recreation Department. A contract has been entered into by the City for major repairs and equipment replacement,

which is expected to be completed in the Spring of 1992.

Users / Programs

The park is used informally for children's play throughout the year. In the winter, the Parks and Recreation Department had flooded an area of the pavement for use as an outdoor skating rink. During the summer months there is an 8-week supervised morning playground program, during which breakfast and lunch are provided for the children. There have been about 50 participants per year in this program.

Analysis

The Parks and Recreation Department has recognized the need to perform a major upgrade on Cedar Street Park. In the spring of 1992, new equipment will be installed, following plans developed by Mohr & Seriden.

Recommendations

The improvements slated for Spring 1992 will include the following:

- a half court basketball court with two free throw areas
- a paved play space for children's games
- tetherball poles
- a water play area
- a soft-surface playground with swings, slides, and a climber
- an ice skating pond over the paved area
- an open lawn play space
- walkways, benches, lighting, fencing, shade trees, flower beds, trash receptacles, and a central control station.

CEDAR STREET PARK
Cedar Street - Recreation District L
NEIGHBORHOOD PARK

The park improvements are designed in two phases, with the second phase slated to see the following:

- horseshoe pits
- additional tetherball poles and water play areas
- an expanded playground
- additional landscape amenities
- a riverwatch area
- signage
- a restroom and a pavilion
- a drinking fountain

The following recommendations are made to supplement those made in conjunction with the current rehabilitation:

- Trees along the riverbank should be selectively thinned on a regular basis to open up dramatic views of the river from the edge of the park. Pruning should create greater visibility of the park as seen by motorists and pedestrians on the bridge.
- The trees within the park should be maintained on a regular basis: e.g., root feeding, pruning, removal of dead branches.
- Incorporate artwork into the park, taking advantage of the exposure that it receives.
- The riverbank should be cleaned of old shopping carts and other urban debris.
- Continue to evaluate the condition of the riverbank on a regular basis. Some erosion has taken place in recent years which is being aggravated by informal paths to the water. With time the pathways and fencing may be threatened.
- Incorporate a bright, highly visible sign on Cedar Street to identify the park and generate greater public awareness.

CEDAR STREET PARK
Cedar Street - Recreation District L
NEIGHBORHOOD PARK



The seating area adjacent to Cedar Street, with the playground and sand area in the background.



Basketball/tennis area of park viewed from small pathway along the river edge. St. Mary's Church is visible across Cedar Street.

COUTURE CENTER - LINCOLN STREET PARK
Lincoln St. - Recreation District L
RECREATION CENTER - NEIGHBORHOOD PARK

COUTURE CENTER and LINCOLN STREET PARK consists of a neighborhood playground, small outdoor pool, and a recreation center on approximately .3 acres located in a densely built-up neighborhood near the intersection of Lincoln and Cedar Streets. The major facility on the property is the Paul A. Couture Recreation Center. The site is surrounded by a Fire Station, several multi-family apartments, old brick mill buildings, and parking lots.

Access

Automobile and pedestrian access is from Lincoln Street, where two-hour on-street parking is permitted. There is a sidewalk along Lincoln Street. A relatively steep ramp without a handrail is provided to the pool deck. The Couture Center is not handicapped accessible.

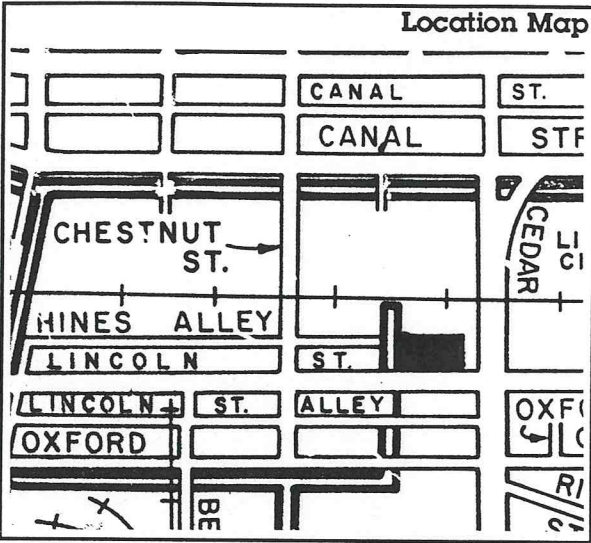
Recreation Facilities

The facilities on the property consist of:

- a multi-purpose recreation center
- a small playground
- an above-ground swimming pool
- a sitting area
- a hard-surface play area.

Equipment / Condition

Lincoln Street Park was renovated in the early '70's when the benches, playground equipment, and above-ground pool was installed. While the pool is relatively small by municipal standards (18,000 gallons), it is in reasonably good condition. The pool, located on the north side of the Couture Center, is surrounded by a painted wooden deck and enclosed by a chain



link fence. Restrooms, changing facilities and an activity room are located inside the building. The Couture Center is currently in need of considerable repair, according to a 1990 assessment done by Moore, Weinrich Architects.

In 1988 the City removed a number of pieces of obsolete equipment that were deemed to be unsafe. The playground, missing much of its original equipment, has the following features:

- a swing set with 6 swings
- a metal slide
- 4 seesaws
- a sandbox
- a metal climber
- 4 wooden benches, one in poor condition
- a basketball hoop on north side of building.

All the equipment, except as otherwise noted, is in good condition. There are no trash receptacles at the site.

COUTURE CENTER - LINCOLN STREET PARK

Lincoln St. - Recreation District L
RECREATION CENTER - NEIGHBORHOOD PARK

Landscape

The surface material for the playground is primarily sand, with a perimeter band of asphalt. A few areas of grass at the perimeter of the park are in very poor condition. The pavement is rutted and cracked, and the edge is not well defined where it meets the sand or grass areas. The pavement on the north side of the building surrounding the pool and the basketball hoop is in better condition, but not flat enough to properly serve as a basketball court.

The chain link fence surrounding the pool is in good condition, but the fence around the park itself is in disrepair. There is a sign on the Couture Center, and a "No Dogs Allowed" sign on the fence in front of the playground, but no signs identifying the park. There are eight elms and one maple tree along Lincoln Street.

Ownership/Maintenance

Lincoln Street Park and the Couture Center are owned by the City and maintained by the Parks and Recreation Department.

Programs or Users

The Couture Center is used from December through March on weekday evenings for teen activities, including ping-pong, pool, and games. About 35-50 per night take advantage of this program. Once a month the Lewiston Senior Citizens use the center for Beano during the afternoon.

In addition to informal neighborhood use, the Recreation Department sponsors a supervised morning playground program in the summer for 8

weeks, serving approximately 75 children each day. Breakfast and lunch are served. The pool is open and supervised afternoons in the summer for no charge. From 100 to 150 people use the pool and a daily basis.

Analysis

The park has a pleasant scale for a small community facility: defined by apartment buildings and shade trees. The playground offers the children of the neighborhood a safe play space off two of the City's busier streets. The place is typical of many of Lewiston's outdoor recreation facilities: well conceived, well located, but suffering from wear and tear and neglect.

The play equipment is typical of that found in the schoolyard of 30-40 years ago. It could easily be incorporated into new arrangements featuring contemporary equipment.

Little consideration has been given to accommodations to children with handicaps, either in the playground or the Couture Center.

The Couture Center has been evaluated for structural renovations. However, costs may be so prohibitive that it might prove to be more effective to replace the building with a completely new structure. No decision has been made as to the disposition of renovations or replacement for the building.

Recommendations

The playground should receive immediate attention to update the equipment, and provide a safer, more accessible play environment for the community.

COUTURE CENTER - LINCOLN STREET PARK

Lincoln St. - Recreation District L

RECREATION CENTER - NEIGHBORHOOD PARK

- Install new playground equipment as the focal point of the park, with benches, trees, and other amenities for parents.
- Play equipment should be both colorful and rugged, providing a sense of challenge and adventure for younger children.
- Incorporate as much of the existing equipment into the redesign as possible. The slide might be one exception, although the slide itself might be recycled as part of a climbing platform.
- The park is too small to realistically have a large area of lawn. Redevelopment should concentrate on hard surface with bold patterns that are attractive from both ground level and above.
- Evaluate future of Couture Center and either repair the building or replace it to provide a functional indoor recreational facility for the downtown area.
- Select a more lively color scheme for the side of the Couture Center. As an alternate, consider the building as a canvas, awaiting the touch of a local artist working with neighborhood children to make an ArtWall.
- If the chain link fence on Lincoln Street is not required, replace it with a barrier that is more user-friendly and welcoming.
- Incorporate a visible, attractive sign to identify the park.
- Provide litter baskets within the park to encourage upkeep.

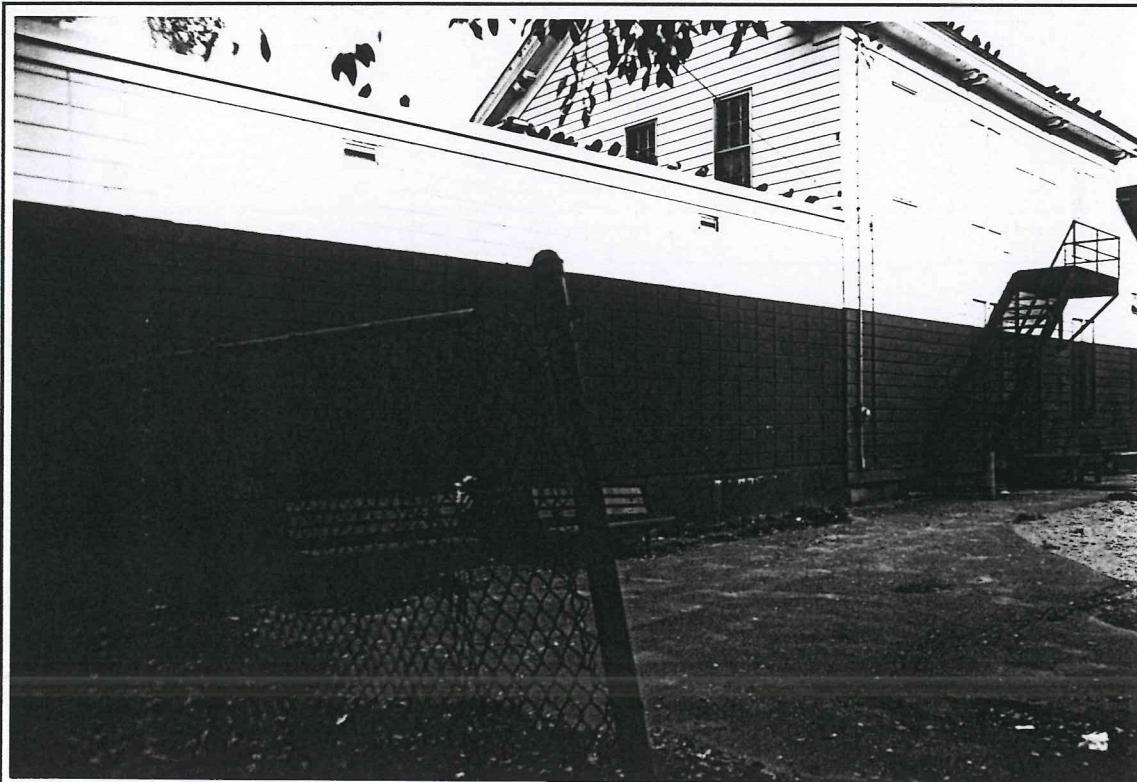
COUTURE CENTER / LINCOLN STREET PARK

Lincoln Street - Recreation District L

RECREATION CENTER - NEIGHBORHOOD PARK



Playground area as viewed from Lincoln Street.



Side view of the Couture Recreation Center from the park. The swimming pool and basketball court are located on the other side of the building.

COUTURE PARK
Lincoln Street - Recreation District L
OPEN SPACE

COUTURE PARK is a small (.13 acre) parcel of land maintained as passive open space between Lincoln Terrace and Lincoln Street. The surrounding neighborhoods are mostly modest single family homes.

Access

There are 'No Parking' signs along the Lincoln Terrace side of the park, but plenty of on-street parking in the general vicinity. A sidewalk borders the park on Lincoln Street. There are no barriers to pedestrian access.

Recreation Facilities

There are no active recreation facilities in the park, which primarily serves the immediate community as a quiet sitting area.

Equipment / Condition

The park contains five benches in good condition, and one flagpole.

Landscape

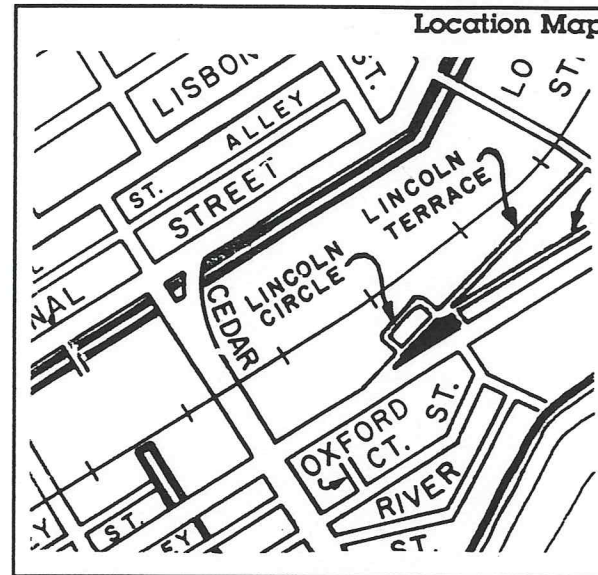
Couture Park is grass-covered and in mostly good condition, though the edges are a little worn and ill-defined. There are 5 mature, healthy maples in the park. There is no sign identifying the park.

Ownership / Maintenance

The Franklin Company owns Couture Park. Maintenance is provided by Lewiston the Public Works Department.

Users / Programs

There is no formal recreational use of this site, but it would appear to be used



mostly by pedestrians in the neighborhood, and serve as a pleasant visual break of green space.

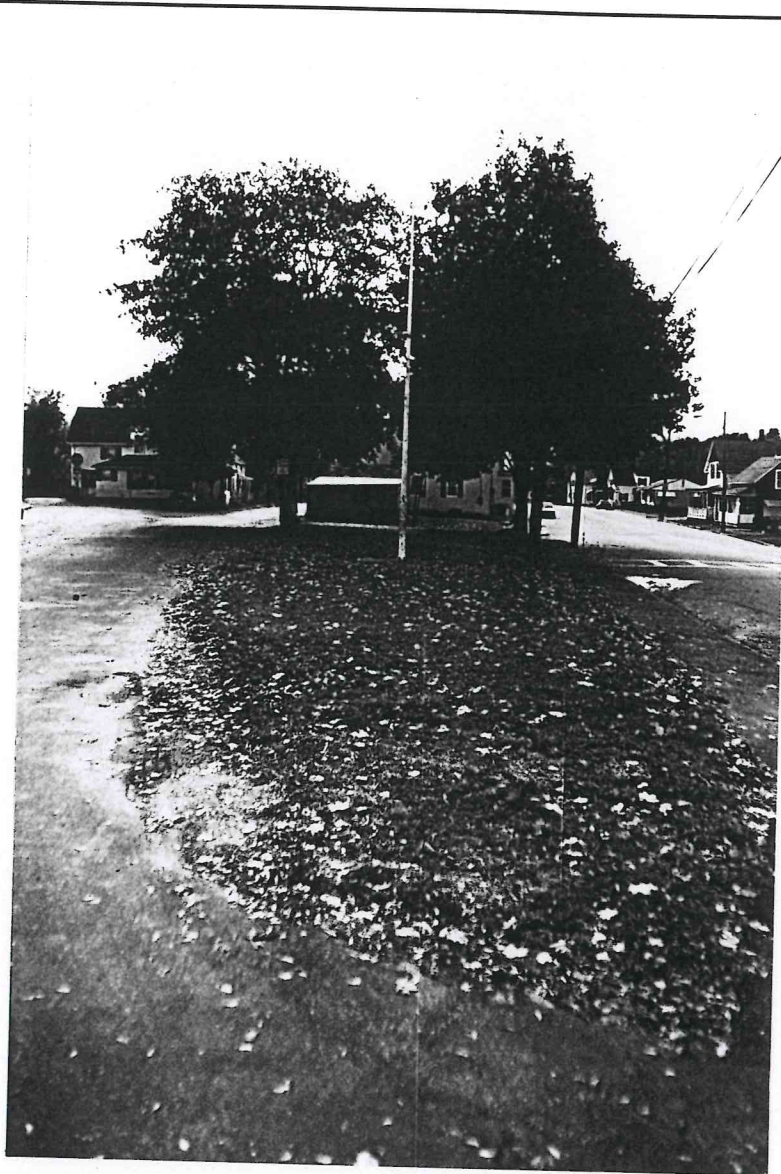
Analysis

- What is the relationship between the City and The Franklin Company?
- Is there any historic interest in the site, or any benefit to potential City ownership?
- The location near Lewiston Gas Works is mentioned in '73 plan. Is this a deterrent to use?

Recommendations

- Define the edge of the grassed area so that it can be better maintained, and so that road sand and salt do not kill the grass.
- Provide curb cuts to retain full accessibility from the street.
- Place a simple, attractive sign in the park to invite casual use.
- Provide low-growing flowering shrubs for additional seasonal interest.

COUTURE PARK
Lincoln Street - Recreation District L
OPEN SPACE



Couture Park
viewed from the
intersection of
Lincoln Street
and Lincoln
Terrace.

HERITAGE PARK
Main Street - Recreation District L
URBAN PARK

HERITAGE PARK on the Androscoggin River at Main Street is one of the most important gateways into the City. This one-acre site, formerly known as Gateway Park, is seen by thousands of people every day crossing the James B. Longley Memorial Bridge into Auburn. The primary attraction of the park is its commanding view of the Great Falls and the vast brick mill complex on the Lewiston side.

The park is being redeveloped as part of the improvement to the hydroelectric facilities. Landscape Architects were Land Plan Associates/IEP Inc. Construction is scheduled to occur during 1992.

Access

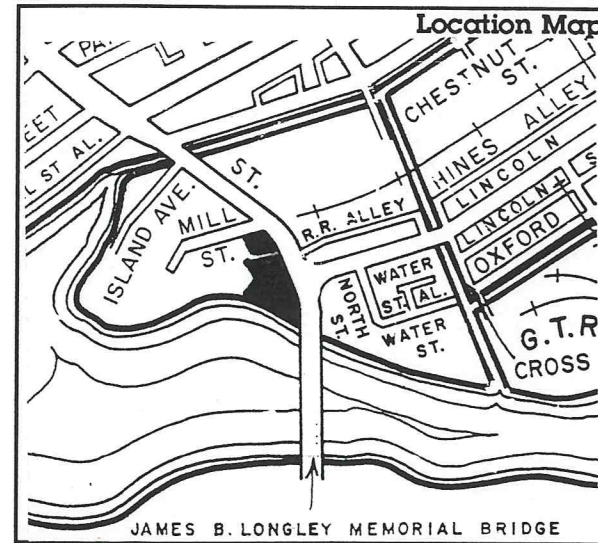
A small parking area off Main Street and adjacent to the Sewer District Pump Station will provide the primary access to Heritage Park. Space will be designated for handicapped visitors. Sidewalks on both sides of Main Street provide good access from the center of the city and from Auburn. A crosswalk at the Lincoln Street will facilitate access from Recreation District L.

Recreation Facilities

Heritage Park is being designed primarily as a passive urban park to encourage greater pedestrian use of the riverfront and to improve its general appearance.

Equipment / Condition

The recreational equipment planned for the site includes seven benches, a flagpole, and three trash receptacles.



Landscape

The form of the park has been dictated by the steep grade between Main Street and the riverfront. A curvilinear walkway extends upriver in a long loop offer additional opportunities for strolling. Interlocking concrete modules will be used extensively to form retaining walls and planting beds. Many flowering trees and shrubs will be incorporated into the park, providing foreground interest to passersby and people in the park. Access ramps have been incorporated into the design to assure accessibility to all park users.

Ownership/Maintenance

The City of Lewiston owns and maintains the park.

Programs or Users

No special events or programs are scheduled for Heritage park.

Analysis

The Lewiston Falls hydro facility (FERC #2302) is due to be relicensed by December 31, 1993.

Recommendations

Central Maine Power Company's Recreational Facilities Plan, 1989, recommended the following actions in conjunction with the relicensing of the Lewiston Falls Hydropower site:

- Interpretive signage pertaining to Indians and prehistory, hydropower, urban development, the canal system and its preservation.
- Restoration of Heritage Park (Spring, 1992).
- Develop a boat launch downstream or in Durham (completed in Fall, 1991).
- Assist the city in extending the existing river walkway and restoring the foot bridge south of Great Falls (dependent upon public support and assistance). Walkway was recently extended in Auburn to a scenic overlook near the historic Knight House.
- Develop West Pitch (consider possible safety problems at this area).

Additional recommendations:

- The City should pay particular attention to maintenance issues due to the highly visible nature of the site.
- The park should be actively promoted, with the City or a corporate 'friend of the park' sponsoring river-related events (e.g., lunchtime concerts of traditional music, weekend riverwalks, interpretive tours).

- The park should be made available as a promotional site for local and state-wide advertising efforts.

- Annual flowers should be incorporated into the planting beds to provide a splash of color on a seasonal basis.

- Whenever possible, the twin Cities should cooperate in joint activities and promotional events involving the riverfront: e.g., waterfront events, Christmas decorations, interpretive signage.

HERITAGE PARK
Main Street - Recreation District L
URBAN PARK



Unimproved site
of Heritage Park
with Lewiston
Falls in the back-
ground.



View of down-
town Auburn
across the
Androscoggin
River from Heri-
tage Park.

MAPLE STREET PARK

Maple Street - Recreation District L

NEIGHBORHOOD PARK/PLAYGROUND

MAPLE STREET PARK, also known as C. Roy Park, is a .17 acre parcel acquired in 1973 for use as a neighborhood park and playground for younger children. It is located in the midst of a dense area of multi-family housing in downtown Lewiston.

Access

Pedestrian and automobile access is from Maple Street, with limited parking along the street. There is a bituminous sidewalk along Maple Street which is in good condition. Granite curbing has recently been set. A 9' wide coarse aggregate concrete walkway on the east side provides access into the mid-section of the park. The walkway leads to three steps which define the lower playground area of the park, while limiting its handicapped accessibility.

Recreation Facilities

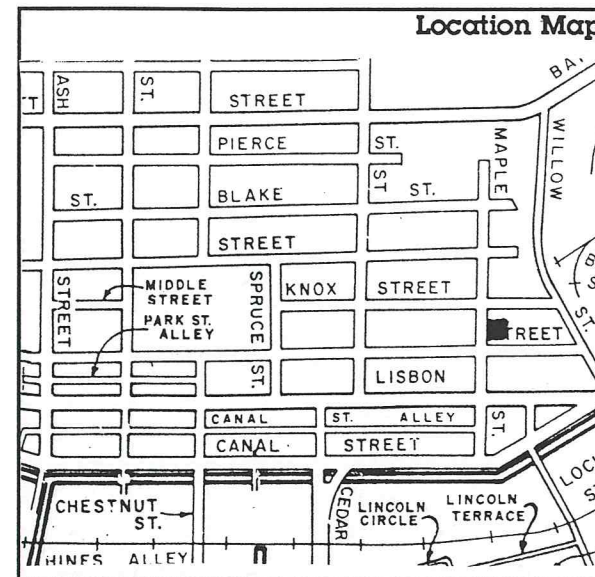
Facilities are limited to a playground and lawn area.

Equipment / Condition

The park currently contains only the vestiges of the equipment originally assigned to it. (Much was removed in the fall of 1988.) Playground equipment consists of:

- a double swingset with 4 swings
- a small sandbox.

The west side of the park has several manholes and utility vaults flush with the ground. A single black pipe, perhaps the remnant of a drinking fountain, extends from one of the vaults. Although there appear to have been lights in the interior corners of the park, no functioning lighting remains. A street light opposite



the Ritz Cafe provides the only illumination for the park. There are no benches or trash receptacles.

Landscape

The bi-level park is relatively flat, surrounded by deteriorated and/or missing chain link fence on the sides. The opening on Maple Street is defined by a row of concrete bollards and metal rails. A concrete retaining wall has been installed on the west side to take up approximately three feet of grade. Except for a narrow strip of grass along the edges of the park, the groundcover is sand in the playground area, and mostly dead grass in the center of the park. One small yew near the entrance has survived and is in good condition. There are no signs identifying the park. A "No Dogs Allowed" sign is affixed to the chain link fence.

Ownership / Maintenance

Maple Street Park is owned by the City and maintained by the Parks & Recreation Department. Besides

MAPLE STREET PARK
Maple Street - Recreation District L
NEIGHBORHOOD PARK/PLAYGROUND

routine maintenance of posts and fencing and mowing, the Department has plans to install benches and playground equipment.

Users / Programs

There are no formal recreation programs which use this site, and no supervision is provided.

Analysis

When first developed in the early '70's, the park was probably a model of good design, providing some much needed green space and play equipment in a well-defined, crisply detailed setting. The 1973 Recreation Plan describes benches, four pieces of apparatus, and six trees. Over the years the park has suffered from over-use: the grass is highly compacted and worn out, the pipe railings between the bollards on Maple Street have been bent, most of the equipment is missing. There is very little overt evidence of vandalism. The park is in a highly visible location on Maple Street.

Demographic analysis of Recreation District K indicates a very high proportion of young (under 5 years old) children. Redevelopment efforts should be focussed toward this age group.

Further Information Needed

Does the park serve as a link between Willow Street and Maple Street?

Does the Ritz Cafe next door influence the use of the park?

Recommendations

Major overhaul of the park is needed:

- Provide handicapped accessible facilities by regrading the park and removing the stairs that separate the two levels, or by ramping one side of the stairs to access the lower level.
- Install playground equipment as the focal point of the park, with benches, trees, and other amenities for parents.
- Define the edges of the park through the use of large trees. Avoid blocking windows in nearby apartments.
- The park is too small to realistically have a large area of lawn. Redevelopment should concentrate on hard surface with bold patterns that are attractive from both ground level and above.
- Rehabilitation of the lawn should incorporate products such as Isolite (a ceramic product) or natural organic material to minimize compaction and prevent droughty conditions.
- Play equipment should be both colorful and rugged, providing a sense of challenge and adventure for younger children.
- Avoid sharp corners if walls are used in landscape reconstruction.
- Provide trash receptacles and an attractive sign for the park.

MAPLE STREET PARK

Maple Street - Recreation District L

NEIGHBORHOOD PARK / PLAYGROUND



View of the park from Maple Street with the Ritz Cafe on the adjacent corner.



Looking toward Maple Street from the remnants of the playground in the park's lower level.

ST. MARY'S PLAYGROUND
160 Oxford Street - Recreation District L
PLAYGROUND

ST. MARY'S PLAYGROUND (also known as the Oxford Street Playground) is a small tot-lot on .17 acres. The land was acquired and renovated by the City in 1972, through an Open Space Grant using Model Cities matching dollars. In its present condition the playground is rather barren, showing signs of overuse and neglect. The playground is located in a mixed neighborhood of apartments and small single family homes. The edges of the facility is defined by abutting homes, garages, and chain link fencing.

Access

Public access is from Oxford Street, where on-street parking is available. However, since most use appears to be by local residents, there are minimal parking demands created. The topography of the site is flat and does not pose a problem for people with disabilities.

Recreation Facilities

The facilities at Oxford Street are limited to the remnants of a tot-lot and several benches.

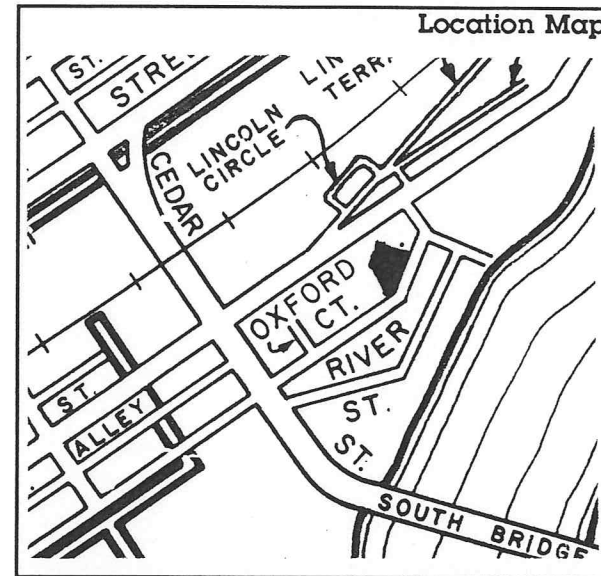
Equipment / Condition

Much of the equipment originally installed in 1972 was been removed in 1988, and that which remains is in fair condition. This now includes:

- 3 wooden benches
- a swing set with 4 swings
- 6 rocking horses - all functional.

Landscape

The surface of the playground is mostly sand, interspersed with patches of grass.



A small amount of grass in fair condition is growing around the perimeter of the park. A concrete pad on the north side is badly cracked, with standing water which is not draining into a nearby catch basin. There are no plantings in the park nor any signage. A rusting chain link fence surrounds the park and there is considerable litter evident.

Ownership / Maintenance

The St. Mary's Playground is owned by the City of Lewiston and maintained by the Parks and Recreation Department.

Users / Programs

The playground is presently used for nonstructured informal play by residents of the immediate community.

Analysis

The 1973 Recreation Plan projected that the equipment at the park (with the exception of the shower pool and other metal framework) would have an average life expectancy of 5-10 years.

ST. MARY'S PLAYGROUND
160 Oxford Street - Recreation District L
PLAYGROUND

Any improvements that are contemplated in this park (or anywhere in the City) should anticipate a life cycle of greater than a single generation.

- Minimize the amount of lawn area due to the heavy use the area receives; specify wear-resistant turf wherever grass is to be used.

The presence of the playground, and the noise and activity that it may generate, may pose a problem with several of the abutting landowners who look right into the facility.

The demographic analysis of Recreation District L suggests that a playground is still needed in the neighborhood, geared toward the needs of younger children. The redevelopment of Cedar Street Park several blocks away should provide ample recreation opportunities for older children.

Recommendations

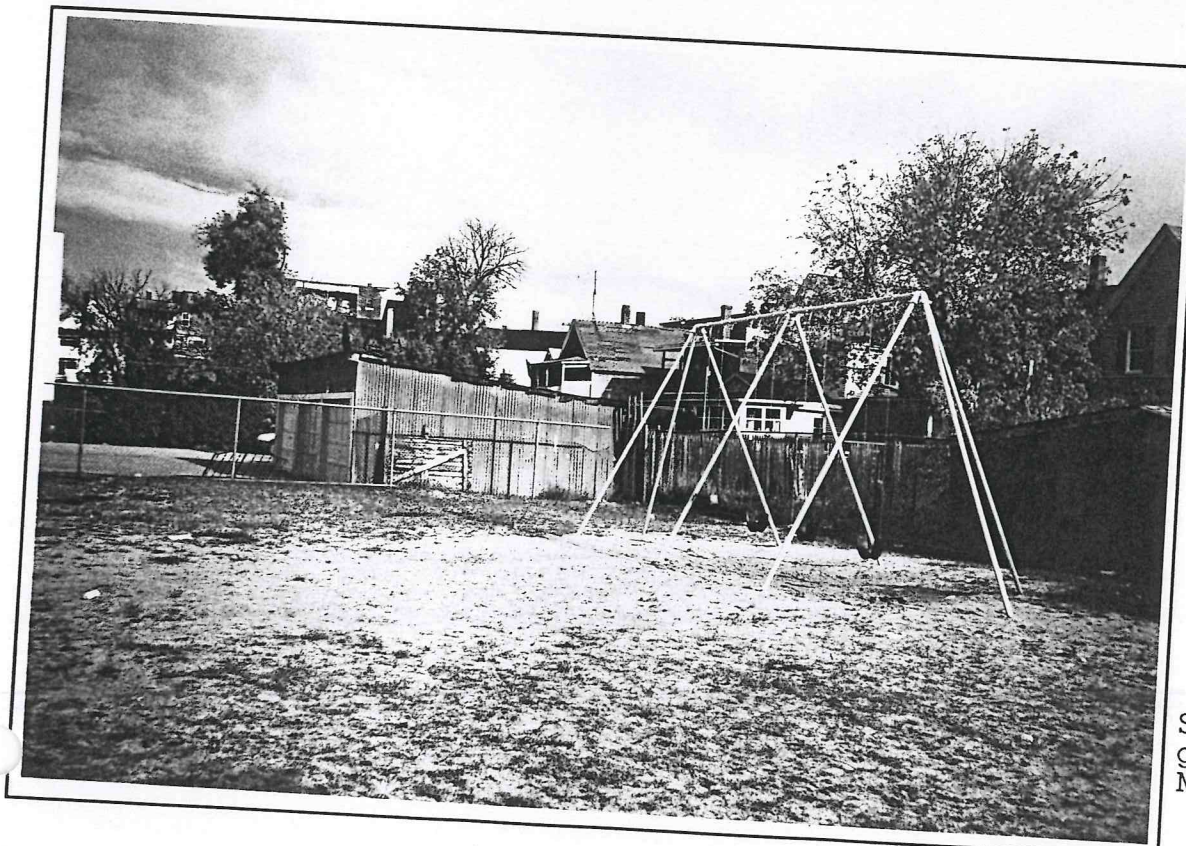
A major overhaul of the park is needed. The design team should take the time to get to know and understand the residents in the immediate neighborhood to get a feel for the history of the park and how its has been used/misused/overused. Redevelopment plans should thoroughly explore ways to encourage the immediate residents to take 'ownership' of the park.

- Install bright colored playground equipment as the focal point of the park, with benches, trees, and other amenities for parents.
- Play equipment should be both colorful and rugged, providing a sense of challenge and adventure for younger children.
- Provide facilities for children with physical disabilities, following the guidelines of the Americans with Disabilities Act (ADA).

ST. MARY'S PLAYGROUND
160 Oxford Street - Recreation District L
PLAYGROUND



Benches and tot-riders in St. Mary's Play-ground.



Swingset in worn grass area of St. Mary's.